

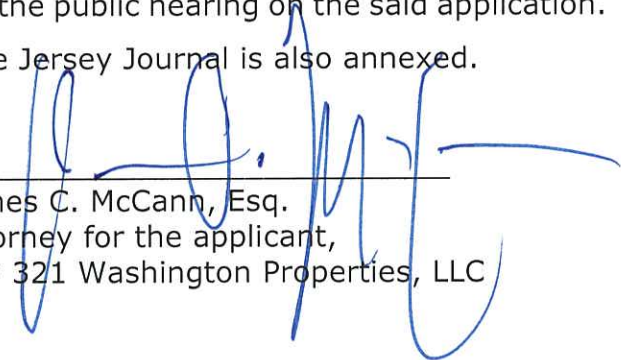
## AFFIDAVIT OF PUBLICATION

STATE OF NEW JERSEY    )  
  ss:  
COUNTY OF HUDSON     )

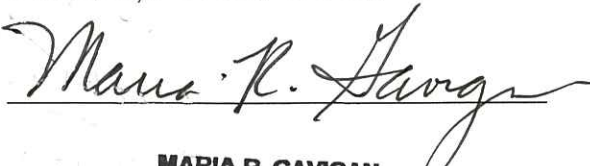
**JAMES C. McCANN, ESQ.**, of full age, being duly sworn according to law on his oath, deposes, and says that his office is located at Harborside 5, 185 Hudson Street, Suite 2510, in the City of Jersey City, in the County of Hudson, and State of New Jersey, that he is the attorney for the applicant in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

321-333 Washington Street  
Block 11611, Lot 2  
Jersey City, New Jersey

On **July 10, 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. The original Affidavit of Publication from the Jersey Journal is also annexed.

  
\_\_\_\_\_  
James C. McCann, Esq.  
Attorney for the applicant,  
Kay 321 Washington Properties, LLC

Sworn to and subscribed before me  
this 19th day of July, 2021.

  
\_\_\_\_\_  
**MARIA R. GAVIGAN**  
A Notary Public of New Jersey  
My Commission Expires October 8, 2025

State of New Jersey,) ss

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 07/10/2021**

*Mary C. Taylor*  
 Principal Clerk of the Publisher

Sworn to and subscribed before me this 16th day of July 2021

*[Signature]*  
 Notary Public

**DIANA L. HAUSER**  
 NOTARY PUBLIC OF NEW JERSEY  
 Commission # 50136252  
 My Commission Expires 09/08/2025

**NOTICE OF HEARING**

<https://us02web.zoom.us/j/kkEn5QPvs>

Please take notice that on July 20, 2021 the Jersey City Planning Board will consider proposed amendments to the Powerhouse Arts District Redevelopment Plan ("Plan") for property and improvements located at Block 11611, Lot 2 on the Tax Map of the City of Jersey City and commonly known as 321-333 Washington Street, Jersey City, New Jersey.

The proposed amendments include the following: 1) a provision that adds office space as a principal permitted use and that will permit the entire building including the ground floor, or any part thereof, to have office space; 2) a provision that adds medical offices as a principal permitted use and that will permit the entire building including the ground floor, or any portion thereof, to have medical offices; 3) a provision that eliminates the 10% gross floor area restriction and the prohibition against office space on the ground floor so that the entire building including the ground floor, or any part thereof, can have office space; and 4) a provision providing that the requirements of Section VII.D (Required Principal Uses within Each Project); Section VII.H (Non-Residential Space Requirement); and Section VII.I (Ground Floor Use Requirements) of the Plan shall not apply to the building so that the entire building including the ground floor, or any part thereof, can have office space or medical offices.

The application materials and related documents are available for public inspection on the Jersey City Data Portal by searching for the address or case number at [data.jerseycitynj.gov](http://data.jerseycitynj.gov).

The Jersey City Planning Board is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

**MORE INFORMATION** on how to access virtual meetings, participate, provide public comment, 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 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 321 Kay Washington Properties, LLC  
 201-521-1000

07/10/21

\$224.94

Any person interested in this application will have the opportunity to address the Planning Board at a virtual public hearing on July 20, 2021, at 5:30 p.m., EST via Zoom, a web-based video conference application, or by telephone using the following:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88918406472>

Or One tap mobile :

US: +13017158592,,88918406472#

or +13126266799,,88918406472#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1

929 205 6099 or +1 253 215 8782 or +1 346 248

7799 or +1 669 900 6833

Webinar ID: 889 1840 6472

International numbers available:

