

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 RVerdibello@connellfoley.com

May 17, 2021

VIA E-MAIL

Mallory Clark-Sokolov, AICP
Division of City Planning
City of Jersey City, City Hall Annex
1 Jackson Square
Jersey City, New Jersey 07305-3717

Re:

Applicants:

Jersey City Medical Center

Subject Property:

350 Montgomery Street,

Block 12808; Lot; 21 Jersey City, New Jersey

Dear Ms. Clark-Sokolov:

As you are aware, this office represents the Applicant in regards to the above referenced application. In support of my client's application, I am submitting the following documents:

- 1) Original Affidavit of Proof of Service/Mailing with original stamped mailing lists attached.
- Affidavit of Publication by the Jersey Journal.
- 3) Copy of Letter/Public Notice to Property Owners.
- Original Certified List of Property Owners.

Please process the enclosed documents accordingly. This application is scheduled to be heard at the Virtual meeting via zoom on Tuesday, May 18, 2021.

Very truly yours,

Isl Robert A. Verdibello Robert A. Verdibello

RAV/azl Enclosures

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Roseland Jersey City

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:

350 Montgomery Street – Jersey City Medical Center Block 12808; Lots 21 Jersey City, New Jersey

and on May 6, 2021 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,

Jersey City Medical Center

Sworn to and subscribed before me this

day of May 2021

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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 05/07/2021

Principal Clerk of the Publisher

Swom to and subscribed before me this 7th day of May 2021

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

Notary Public

NOTICE OF HEARING Jersey City Medical Center 350 Montgomery Street Block 12808, Lot 21 Jersey City, New Jersey

Trease be advised that this notice is being provided pursuant to N.J.S.A. 40:55D-12 to sodvice that an application has been filled by the Applicant, Jersey City Medical Center of the "Applicant") with the Jersey City Planning Board for Preliminary and Final Major Site Plan Approval with any necessary "c" tariance/deviations (building coverage and lat coverage) with regard to the property located of 350 Montgomery Street, Jersey City, New Jersey, also known on the official Jersey City Tax Maps as Block 12808, Lot 21 (the 'Property"). The Property is located within the boundaries of the Montgomery Galeway Pedevelopment Plan/Historic ("Redevelopment Plan") area.

The Property is an existing building that was formurly the location of the Jersey City Mu-Seem. The purpose of the Application is to permit the conversion of the former Jersey City Museum into an office building for administrative functions of the Jersey City Medical Center. The proposed office use will the used solely for administrative and business functions with no clinical care of patients occurring at the facility. In particular, the Applicant has proposed an interior renovation and fitout of former museum spaces to accommodate the location of various adminatrative departments to the facility. In addition, the Applicant proposes exterior renovations to add new windows into previously enclosed window openings, and to replace the existing storefront and vestibute to match the intoposed new windows.

The proposed renovations/improvements are permitted in accordance with the Redevelopment Plan. The Applicant is not proposing any change to the physical dimensions of the existing building. The Applicant requests any necessary variances/deviations that may be required due to any existing non-contormity: in particular building coverage and lot coverage. In addition, as part of the application, the Applicant will seek 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. ("MLU-L") that the Planning Board or its professionals may deem necessary in connection with this Application.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on Tuesday, May 18, 2021 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting: https://us02web.zoom.us/j/88404990231 Call-in Number: +1 312 626 6799 or +1 929 205 6099

Webinar ID#: 884 0499 0231

PLEASE TAKE FURTHER NOTICE that 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. The City of Jersey City 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 can be found on the Jersey City, Division of City Planning website at ierseycityni.gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Planning Board Secretary for assistance 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@[cni.org.

By:Robert A. Verdibello, Esq. Attorney for the Applicant Jersey City Medical Center 201-521-1000

05/07/21

\$268.56

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

Robert A. Verdibello Of Counsel

May 6, 2021

NOTICE OF HEARING

Re: Applicant: Subject Property: Jersey City Medical Center 350 Montgomery Street Block 12808, Lot 21 Jersey City, New Jersey

Dear Property Owner:

Please be advised that this notice is being provided pursuant to N.J.S.A. 40:55D-12 to advise that an application has been filed by the Applicant, Jersey City Medical Center (the "Applicant") with the Jersey City Planning Board for Preliminary and Final Major Site Plan Approval with any necessary "c" variance/deviations (building coverage and lot coverage) with regard to the property located at 350 Montgomery Street, Jersey City, New Jersey, also known on the official Jersey City Tax Maps as Block 12808, Lot 21 (the "Property"). The Property is located within the boundaries of the Montgomery Gateway Redevelopment Plan/Historic ("Redevelopment Plan") area.

The Property is an existing building that was formerly the location of the Jersey City Museum. The purpose of the Application is to permit the conversion of the former Jersey City Museum into an office building for administrative functions of the Jersey City Medical Center. The proposed office use will be used solely for administrative and business functions with no clinical care of patients occurring at the facility. In particular, the Applicant has proposed an interior renovation and fitout of former museum spaces to accommodate the location of various administrative departments to the facility. In addition, the Applicant proposes exterior renovations to add new windows into previously enclosed window openings, and to replace the existing storefront and vestibule to match the proposed new windows.

The proposed renovations/improvements are permitted in accordance with the Redevelopment Plan. The Applicant is not proposing any change to the physical dimensions of the existing building. The Applicant requests any necessary variances/deviations that may be required due to any existing non-conformity; in particular building coverage and lot coverage. In addition, as part of the Application, the Applicant will seek 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.

Roseland Jersey City Newark New York Cherry Hill Philadelphia

40:55D-1 et seq. ("MLUL") that the Planning Board or its professionals may deem necessary in connection with this Application.

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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,
/s/ Robert A. Verdibello
Robert A. Verdibello, Esq.
Attorney for the Applicant



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

April 23, 2021

PROPERTY LOCATION OF APPLICATION: 350 Montgomery Street

BLOCK(S): 12808 LOT(S): 21

NAME OF APPLICANT: Robert A. Verdibello, 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.

CERTIFIED

EDUARDO TOLOZA, City 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

Office of the City Assessor

Subject Property: Block 12808 - Lot 21

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

Property Location: 350 Montgomery Street

Date: April 23, 2021

	18 CHOPIN COURT	342 MONTOMERY REALTY, LLC.	342 MONTGOMERY ST.		20	12808
338 MONTGOMERY ST		338 MONTGOMERY STREET, LLC	338 MONTGOMERY ST.		19	12808
332 MONTGOMERY ST.		D & M REAL ESTATE 2, LLC	332 MONTGOMERY ST.		18	12808
330 MONTGOMERY ST.		SOLTER, MICHAEL & MULRENAN, CORINNE	330 MONTGOMERY ST.		17	12808
286 FIRST ST	_	328 MONTGOMERY LLC	328 MONTGOMERY ST.		16	12808
326 MONTGOMERY ST.		326 MONTGOMERY ST.CONDOMINIUM ASSOC	326 MONTGOMERY ST.		15	12808
153 MERCER ST.		METIUS, SONJA	153 MERCER ST.		ယ	12808
153.5 MERCER ST.		GORDON, MICHAEL J. & PATRICE	153.5 MERCER STREET		2	12808
494 EIGHTH AVE. 19TH FL.		MONTGOMERY GTWY E.C/O U.H.O.MNGT.	336 MONTGOMERY ST.	00000	1	12808
494 EIGHTH AVE. 19TH FL	-	MONTGOMERY GTWY E.C/O U.H.O.MNGT.	327-351 MONTGOMERY ST.	00000	1	12807
494 EIGHTH AVE. 19TH FL	-	MONTGOMERY GTWY E.C/O U.H.O.MNGT.	168 MERCER ST.	00000	14	12801
200 HUDSON ST., STE 1000		CARLTON URF LLC., C/O PRO RES FUND	158 MERCER ST.		13	12801
591 MONTGOMERY ST.		MONTG.GTWY.ASSO.E.II C/O MONT.MNGT	352-364 MONTGOMERY ST.		7	12608
1060 BROAD ST.		MONTG.GTWY.ASSO.E.II C/O MONT.MNGT	353-81 MONTGOMERY ST.		1	12607
MAILING ADDRESS		OWNERS NAME	PROPERTY LOCATION	QUAL	LOT	BLOCK

Buffer Report - Map

Jersey City

