

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.
- 2) Affidavit of Publication by the Jersey Journal.
- 3) Copy of Letter/Public Notice to Property Owners.
- 4) 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,

/s/ Robert A. Verdibello
Robert A. Verdibello

RAV/azl
Enclosures

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

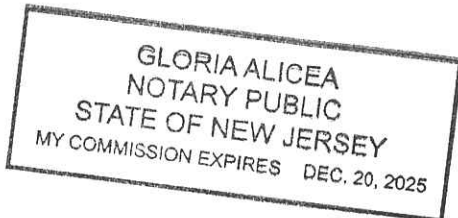
**350 Montgomery Street – Jersey City Medical Center
Block 12808; Lots 21
Jersey City, New Jersey**



Robert A. Verdibello, Esq.
Attorney for the Applicant,
Jersey City Medical Center

Sworn to and subscribed before me this
17th day of May 2021

Patricia Alecio





Firm Mailing Book For Accountable Mail

ROBERT A. VERDIBELLO, ESQ.
CONNELL FOLEY LLP
185 HUDSON STREET
HARBORSIDE 5, SUITE 2510,
JERSEY CITY, NJ 07311

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1. MONTG.GTWY.ASSO.E.II C/O MONT.MNGT
1060 BROAD ST.
NEWARK, NJ 07102

4.11

7020 1810 0002 3173 5053

2. MONTG.GTWY.ASSO.E.II C/O MONT.MNGT
591 MONTGOMERY ST.
JERSEY CITY, NJ 07302

7020 1810 0002 3173 5060

3. CARLTON URF LLC, C/O PRO RES FUNC
200 HUDSON ST., STE 1000
JERSEY CITY, NJ 07311

7020 1810 0002 3173 5077

4. MONTGOMERY GTWY E.C/O U.H.O.MNGT.
494 EIGHTH AVE. 19TH FL
NEW YORK, NY 10001

7018 1130 0001 8098 2122

Total Number of Pieces Listed by Sender: 4
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JCMC - 350 Montgomery St. Block 12808, Lot 21, Jersey City, NJ
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CONNELL FOLEY LLP
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JERSEY CITY, NJ 07311

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1.	MONTGOMERY GTWY E.C/O U.H.O.MNGT. 494 EIGHTH AVE. 19TH FL NEW YORK, NY 10001	4.11											
2.	7018 1130 0001 8098 2139												
3.	MONTGOMERY GTWY E.C/O U.H.O.MNGT. 494 EIGHTH AVE. 19TH FL. NEW YORK, NY 10001												
4.	7018 1130 0001 8098 2146												
5.	GORDON, MICHAEL J. & PATRICE 153.5 MERCER ST. JERSEY CITY, N.J. 07302												
6.	7018 1130 0001 8098 2153												
7.	METIUS, SONJA 153 MERCER ST. JERSEY CITY, NJ 07302												
8.	7018 1130 0001 8098 2150												

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CONNELL FOLEY LLP
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HARBORSIDE 5, SUITE 2510
JERSEY CITY, NJ 07311

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1. 326 MONTGOMERY ST. CONDOMINIUM ASSOC
326 MONTGOMERY ST.
JERSEY CITY, NJ 07302

4.11

7018 1130 0001 8098 2177

3. 328 MONTGOMERY LLC
286 FIRST ST
JERSEY CITY, NJ 07302

4. 328 MONTGOMERY LLC
286 FIRST ST
JERSEY CITY, NJ 07302

5. 7018 1130 0001 8098 2184

6. SOLTER, MICHAEL & MULRENAN, CORINNE
330 MONTGOMERY ST.
JERSEY CITY, NJ 07302

7. 7018 1130 0001 8098 2191

8. D & M REAL ESTATE 2, LLC
332 MONTGOMERY ST.
JERSEY CITY, NJ 07302

7018 1130 0001 8098 2207

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JC MC - 350 Montgomery St. Block 12808, Lot 21, Jersey City, NJ

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Name and Address of Sender ROBERT A. VERDIBELLO, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510 JERSEY CITY, NJ 07311		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.										
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1.	338 MONTGOMERY STREET, LLC 338 MONTGOMERY ST JERSEY CITY, NJ 07302	4.11												
2.	7018 1130 0001 8098 2214													
3.														
4.	342 MONTGOMERY REALTY, LLC. 18 CHOPIN COURT JERSEY CITY, NJ 07302													
5.	7018 1130 0001 8098 2221													
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1.	N.J. DEPT. OF TRANSPORTATION 1035 PARKWAY AVE. TRENTON, NJ 08625	4.11	Handling Charge - if Registered and over \$50,000 in value										
2.	7018 1130 0001 8098 2238 NJ TURNPIKE AUTHORITY 581 MAIN ST. BOX 5042 WOODBIDGE, NJ 07095												
3.	7018 1130 0001 8098 2245 P.S.E. & G. 80 PARK PLAZA NEWARK, NEW JERSEY 07102												
4.	7018 1130 0001 8098 2252 COMCAST CABLEVISION 2121 KENNEDY BLVD. JERSEY CITY, NJ 07305												
5.	7018 1130 0001 8098 2269 JCMC - 350 Montgomery St. Block 12808, Lot 21, Jersey City, NJ												
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Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

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7018 1130 0001 8098 2276

UNITED WATER COMPANY
200 HOOK ROAD
HARRINGTON PARK, NJ 07640

4.11

JERSEY CITY M.U.A.
555 ROUTE 440
JERSEY CITY, NEW JERSEY 07305

7018 1130 0001 8098 2283

VERIZON TELEPHONE
540 BROAD STREET
NEWARK, NEW JERSEY 07102

7018 1130 0001 8098 2290

HUDSON COUNTY CLERK
HUDSON COUNTY PLAZA
257 CORNELISON AVENUE
4th FL.
JERSEY CITY, NJ 07302

7018 1130 0001 8098 2306

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

PSN 7530-02-000-9098

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1.	HUDSON COUNTY PLANNING BOARD CLERK DIVISION OF CITY PLANNING BERGEN SQUARE CENTER 830 BERGEN AVENUE, SUITE 6A JERSEY CITY, N.J. 07306	4.11												
2.	7018 1130 0001 8098 2313													
3.	Suez North America 69 Devoe Place Hackensack, NJ 07601													
4.	7018 1130 0001 8098 2320													
5.	Suez Water 25 Troy Street Jersey City, NJ 07307													
6.	7018 1130 0001 8098 2337													
7.	Verizon Telephone 9 Gates Ave., #2 Montclair, NJ 07042-3399													
8.	7018 1130 0001 8098 2344													
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JERSEY CITY, NJ 07311

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1.	COMMISSIONER OF TRANSPORTATION NEW JERSEY DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE P.O. BOX 600 TRENTON, NJ 08625	4.11									
2.	7018 1130 0001 8098 2351										
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Total Number of Pieces Received at Post Office: 4

Postmaster, Per (Name of receiving employee):

Handling Charge - if Registered and over \$50,000 in value



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

Mary C. Taylor
Principal Clerk of the Publisher

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

Diana L. Hauser
Notary Public

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

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

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.

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 as 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

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 found on the Jersey City, Division of City Planning website at jerseycitynj.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@cityofjersey.org.

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

05/07/21

\$268.56



A TRADITION OF LEGAL EXCELLENCE SINCE 1938

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: Jersey City Medical Center
Subject Property: 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.

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Roseland

Jersey City

Newark

New York

Cherry Hill

Philadelphia

www.connellfoley.com

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

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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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

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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

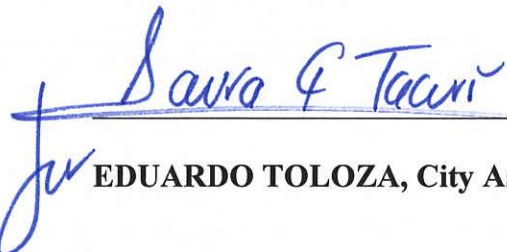
BLOCK(S): 12808 LOT(S): 21

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.

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



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.

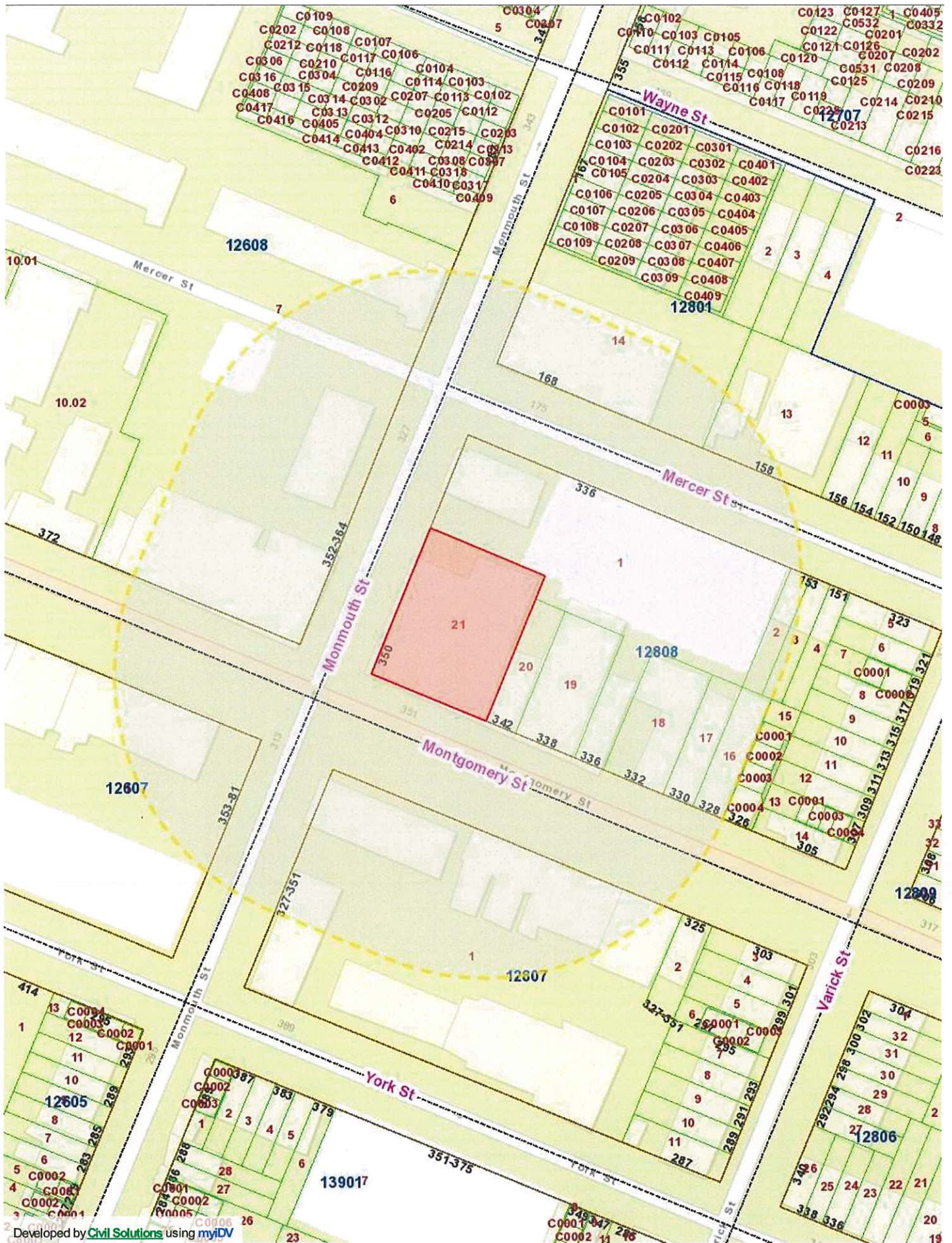
Property Location: 350 Montgomery Street

Date: April 23, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
12607	1		353-81 MONTGOMERY ST.	MONTG.GTWY.ASSO.E.II C/O MONT.MNGT	1060 BROAD ST.	NEWARK, NJ	07102
12608	7		352-364 MONTGOMERY ST.	MONTG.GTWY.ASSO.E.II C/O MONT.MNGT	591 MONTGOMERY ST.	JERSEY CITY, NJ	07302
12801	13		158 MERCER ST.	CARLTON URF LLC, C/O PRO RES FUND	200 HUDSON ST., STE 1000	JERSEY CITY, NJ	07311
12801	14	00000	168 MERCER ST.	MONTGOMERY GTWY E.C/O U.H.O.MNGT.	494 EIGHTH AVE. 19TH FL	NEW YORK, NY	10001
12807	1	00000	327-351 MONTGOMERY ST.	MONTGOMERY GTWY E.C/O U.H.O.MNGT.	494 EIGHTH AVE. 19TH FL	NEW YORK, NY	10001
12808	1	00000	336 MONTGOMERY ST.	MONTGOMERY GTWY E.C/O U.H.O.MNGT.	494 EIGHTH AVE. 19TH FL.	NEW YORK, NY	10001
12808	2		153.5 MERCER STREET	GORDON, MICHAEL J. & PATRICE	153.5 MERCER ST.	JERSEY CITY, N.J.	07302
12808	3		153 MERCER ST.	METIUS, SONJA	153 MERCER ST.	JERSEY CITY, NJ	07302
12808	15		326 MONTGOMERY ST.	326 MONTGOMERY ST.CONDOMINIUM ASSOC	326 MONTGOMERY ST.	JERSEY CITY, NJ	07302
12808	16		328 MONTGOMERY ST.	328 MONTGOMERY LLC	286 FIRST ST	JERSEY CITY, NJ	07302
12808	17		330 MONTGOMERY ST.	SOLTER, MICHAEL & MULRENAN, CORINNE	330 MONTGOMERY ST.	JERSEY CITY, NJ	07302
12808	18		332 MONTGOMERY ST.	D & M REAL ESTATE 2, LLC	332 MONTGOMERY ST.	JERSEY CITY, NJ	07302
12808	19		338 MONTGOMERY ST.	338 MONTGOMERY STREET, LLC	338 MONTGOMERY ST	JERSEY CITY, N J	07302
12808	20		342 MONTGOMERY ST.	342 MONTOMERY REALTY, LLC.	18 CHOPIN COURT	JERSEY CITY, NJ	07302

Buffer Report - Map

Jersey City



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