## TRANSMITTAL

#### CONNELL FOLEY, LLP Harborside 5 185 Hudson Street, Suite 2510 Jersey City, NJ 07311-4029 Telephone (201) 521-1000 / Facsimile (201) 521-0100

March 28, 2022

To:	Mallory Clark
	Division of City Planning
Address:	City Hall Annex
	1 Jackson Square, a/k/a 360 MLK Drive
	Jersey City, New Jersey 07305-3717
From:	Alexander J. Gluck, Esq.
i iom.	Mexander J. Gluek, Esq.
Applicant:	PH Urban Renewal, LLC
	Minor Site Plan Approval
Subject Prope	rty: 25 Christopher Columbus Drive, Block 13102, Lot 1.03, Jersey City, New Jersey

Please be advised, this firm represents the Applicant, PH Urban Renewal, LLC, regarding the filing of its General Development Application for Minor Site Plan. In support of my client's General Development Application, I am enclosing the following:

- 1. A copy of a Certified list of property owners dated March 14, 2022;
- 2. A copy of the Notice;
- 3. An original Affidavit of Service/Mailing with attached mailing list; and
- 4. An Affidavit of Publication.

Please process the enclosed accordingly. All outstanding general development application documents have been requested under separate cover letters and will be filed with the Jersey City Planning Board upon receipt.

If you have any questions concerning same, please do not hesitate to contact my office. Thank you.

#### JJ CLS Legal Liner

## "JERSEY JOURNAL "

AD#: 0010278876

LEGAL AFFIDAVIT

**Jersey Journal** 

Total

\$108.25

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 03/25/2022

Principal Clerk of the Publisher

Sworn to and subscribed before me this 25th day of March 2022

Notary Public

#### NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12 FOR THE PROPERTY LOCATED AT 25 CHRISTOPHER COLUMBUS DRIVE, JERSEY CITY, NEW JERSEY ALSO IDENTIFIED AS BLOCK 13102, LOT 1.03

PLEASE TAKE NOTICE that an application has been filed by PH Urban Renewal, LLC (the "Applicant") for Minor Site Plan approval for the property located at 25 Christopher Columbus Drive, also known as Block 13102, Lot 1.03 (formerly part of Lot 1.01 and Lot 1.02) on the Official Tax Map of the City of Jersey City (the "Property"). The Property Is located within the Block 13102 Redevelopment Plan (the "Redevelopment Plan").

The Property is improved with a fifty-seven (57) story mixed-use building with seven hundred fifty (750) residential units and ground floor commercial, with a garage. The Applicant is proposing the following new signs: one (1) building identification sign, one (1) wall/canopy sign, one (1) window sign, and eight (8) interim advertising banners. The Applicant is requesting that the interim advertising banners be approved for one (1) year from June 2022 or until eighty-five percent (85%) of the building is leased, whichever occurs first.

The Applicant is requesting the following deviations, variances, exceptions, and/or waivers, from the Redevelopment Plan:

 a deviation for the wall/canopy sign's size, height and area, where the sign area must not exceed twenty (20) square feet;

(2) a deviation for the wall/canopy sign's projection from the wall, where the sign must not project more than thirty (30) inches from the façade;

(3) a deviation for the size of the wall/canopy sign's lettering, where the lettering of an awning must not be greater than ten (10) inches; and

(4) the Applicant is requesting any additional approvals, permits, deviations, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to

be necessary during the review and processing of this application.

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

Any person interested in this application will have the opportunity to address the Planning Board at its Virtual Zoom meeting on Tuesday, April 5, 2022 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting: Please click the link below to join the webinar: https://us02web.zoom.us/j/85777953648

Call-in Number and Webinar ID#: You may also call in to access the meeting. All public users calling in must use:

	+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: 857 7795 3648

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.jerseycityni.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 <u>cityplanning@icni</u> .org.

By: Charles J. Harrington, III Connell Foley LLP Attorney for the Applicant PH Urban Renewal, LLC

#### 201-521-1000

#### 03/25/22

\$108.25



# **CITY OF JERSEY CITY**

**Office of the City Assessor** City Hall Annex 364 M.L. King Drive, 3<sup>rd</sup> Floor Jersey City, New Jersey 07305 Telephone: (201) 547-5131

## EDUARDO TOLOZA, CITY ASSESSOR

March 14, 2022

**PROPERTY LOCATION OF APPLICATION: 25 Columbus Drive** 

BLOCK(S): 13102 LOT(S): 1.03

NAME OF APPLICANT: Charles J. Harrington, III, Esq. c/o Connell Foley, LLP Harborside 5 185 Hudson Street, Suite 2510 Jersey City, NJ 07311-4029

### APPLICANT'S TELEPHONE #: (201) 521-1000

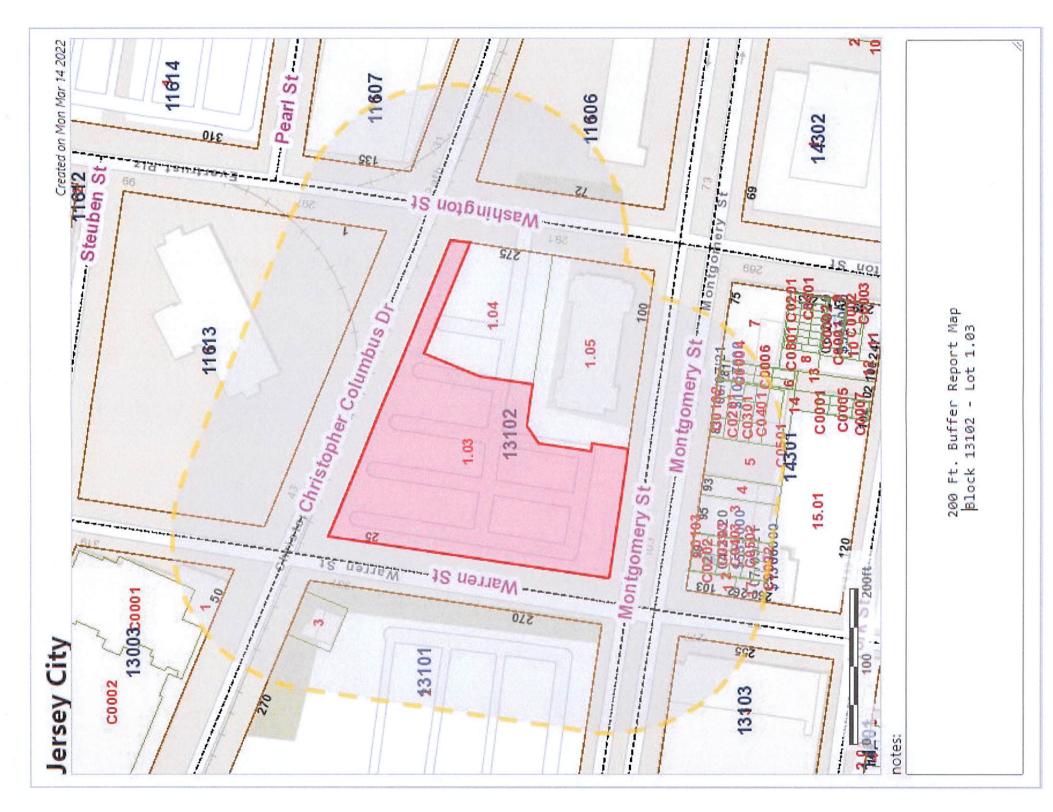
Pursuant to your request, attached herewith is a list of properties located within 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

ERTIF F, 3/10/22

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 13102 - Lot 1.03 Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 25 Columbus Drive Date: March 14, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
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
11613	1		1 EVERTRUST PLAZA	EVERGREEN AMERICA CORPORATION	ONE EVERTRUST PLAZA	JERSEY CITY, N.J.	07302
13003	1		50 COLUMBUS DR.	100 COLUMBUS CONDO.OWNER'S ASSOC.,	50 WASHINGTON ST.	HOBOKEN, NJ	07030
13101	2		270 GREGORY PARK PLAZA	METROPOLIS TOWERS APT. CORP. MGT.	270 GREGORY PARK PLAZA	JERSEY CITY, NJ	07302
13101	3		COLUMBUS DR.	PORT AUTHORITY TRANS-HUDSON CORP	225 PARK AVE., 15TH FLR	NEW YORK, NY	10006
13102	1.04		275 WASHINGTON ST	JERSEY CITY BOARD OF EDUCATION	346 CLAREMONT AVE.	JERSEY CITY, NJ	07305
13102	1.05		100 MONTGOMERY ST.	PH RESIDENTIAL OWNER LLC	7 CUMBERLAND DRIVE	CUMBERLAND FORESIDE, ME	04110
13103	3		255 WARREN ST.	SIENA URBAN RENEWAL ASSOC., LP	50 WASHINGTON ST.	HOBOKEN, NJ	07030
14301	1		103 MONTGOMERY ST.	MONTWAR, LLC.	359 VARICK ST	JERSEY CITY, NJ	07302
14301	2		99 MONTGOMERY ST.	99 MONTGOMERY ST.CONDOMINIUM ASSOC.	99 MONTGOMERY ST.	JERSEY CITY, NJ	07302
14301	3		95 MONTGOMERY ST.	LDAB ASSOCIATES, LLC	6 N BROWNING TERR.	TENAFLY, NJ	07670
14301	4		93 MONTGOMERY ST.	OLD & NEW, L.L.C.	419 5TH ST.	HOBOKEN, NJ	07030
14301	5		83 MONTGOMERY ST.	BANK BUILDING APARTMENTS, INC	83 MONTGOMERY ST.	JERSEY CITY, NJ	07302
14301	6		81 MONTGOMERY ST.	81 MONTGOMERY LOFTS CONDOMINIUM ASS	81 MONTGOMERY ST.	JERSEY CITY, NJ	07302
14301	7		75 MONTGOMERY ST.	75 JERSEY CITY, L.L.C.	855 LEXINGTON AVE.	NEW YORK, N.Y.	10021
14301	17		260-262 WARREN ST.	AVEL REALTY, LLC.	359 VARICK ST	JERSEY CITY, NJ	07302

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(4) the Applicant is requesting any additional approvals, permits, deviations, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

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Zoom link to join meeting:	Please click the link below to join the webinar: https://us02web.zoom.us/j/85777953648
Call-in Number and Webinar ID#:	You may also call in to access the meeting. All public users calling in must use: +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: 857 7795 3648

**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 <u>data.jerseycitynj.gov.</u> The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

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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 <u>cityplanning@jcnj.org.</u>

By: <u>Charles J. Harrington, III</u> Connell Foley LLP Attorney for the Applicant PH Urban Renewal, LLC 201-521-1000

#### AFFIDAVIT OF PROOF OF SERVICE/MAILING

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

**CHARLES J. HARRINGTON, III, 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:

#### 25 Columbus Drive Jersey City, New Jersey a/k/a Block 13102, Lot(s) 1.03

and on <u>March 25, 2022</u>, 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.

CHARLES J. HARRINGTON, III, ESQ. Attorney for the Applicant PH Urban Renewal, LLC

Sworn to and subscribed before me this day of March , 2022

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

	UNITED STATES POSTAL SERVICE ®	27 Certified Letters						F	Firm Ma	ailing	J Boo	k Fo	r Ace	cour	ntable	Mail
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CHARLES HARRINGTON,III, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311	CHARLES HARRINGTON,III, ESQ.         CONNELL FOLEY LLP         185 HUDSON STREET         HARBORSIDE 5, SUITE 2510,         JERSEY CITY, NJ 07311         Collect on Delivery (COD)         Insured Mail         Signature Confirmation         Priority Mail							in co											
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