

T R A N S M I T T A L

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.

Applicant: PH Urban Renewal, LLC
Minor Site Plan Approval

Subject Property: 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.

State of New Jersey,) ss
County of Union)

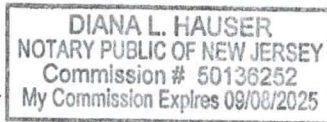
Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):

Jersey Journal 03/25/2022

Mary C. Taylor
Principal Clerk of the Publisher

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

[Signature]
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:

- (1) 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.

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.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@icnj.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, 3rd 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

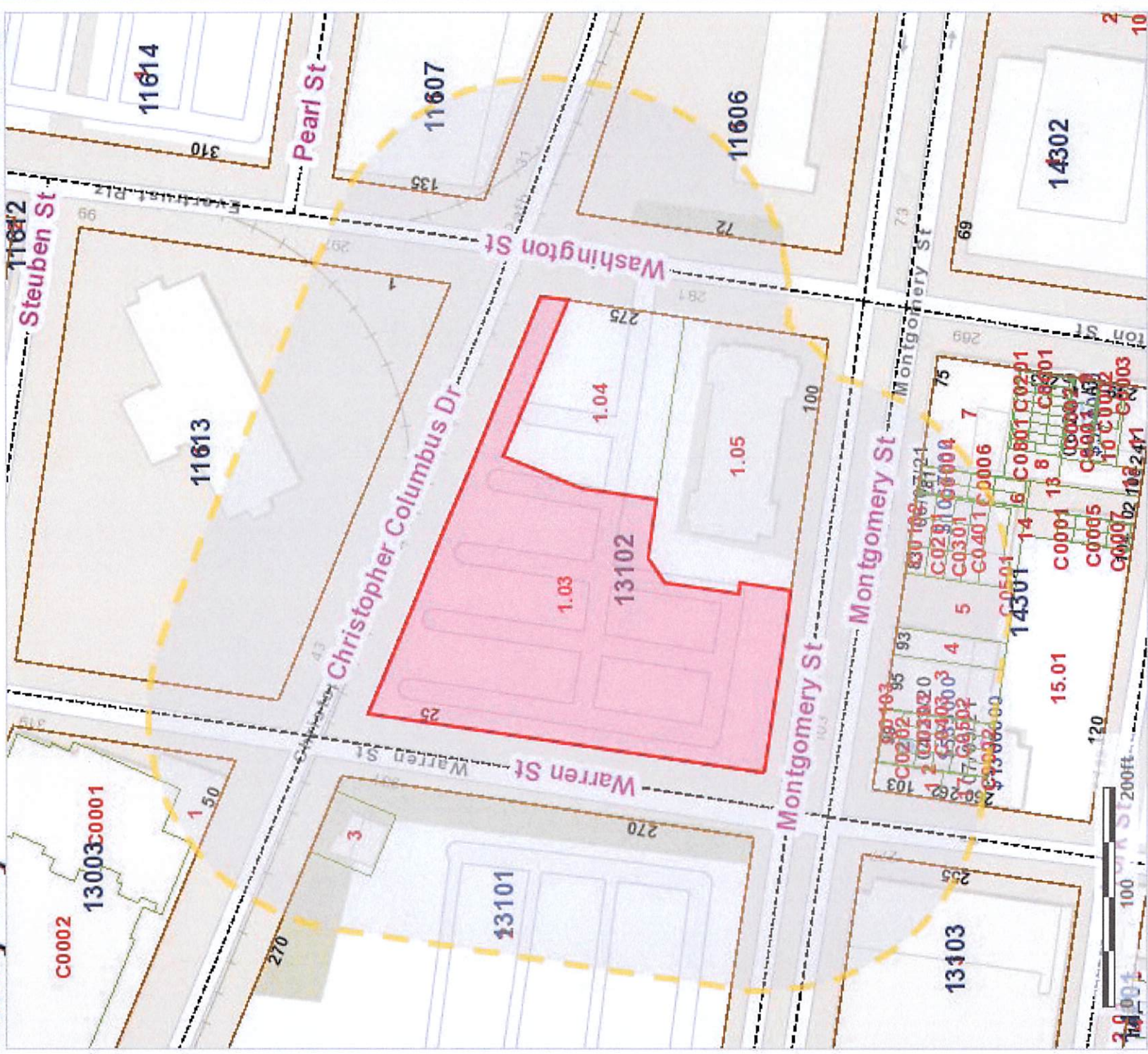
Pursuant to your request, attached herewith is a list of properties located within 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

C E R T I F I E D


3/14/22
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



notes:

200 Ft. Buffer Report Map
Block 13102 - Lot 1.03



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

**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
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ALSO IDENTIFIED AS BLOCK 13102, LOT 1.03**

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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

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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@icnj.org.

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



27 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.		NEOPOST 03/25/2022 US POSTAGE \$014.31 ⁹		ZIP 07311 041M11293952									
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		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	
CHARLES HARRINGTON, III, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311		<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													
1. 7020 3160 0000 4125 7307		P.S.E.&G 80 PARK PLAZA NEWARK, NEW JERSEY 07102		\$4.28		Handling Charge - if Registered and over \$50.00 in value											
2. 7020 3160 0000 4125 7314		COMCAST CABLEVISION 2121 KENNEDY BLVD. JERSEY CITY, NEW JERSEY 07305															
3. 7020 3160 0000 4125 7321		UNITED WATER COMPANY 200 HOOK ROAD HARRINGTON PARK, NJ									Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
4. 7020 3160 0000 4125 7338		JERSEY CITY M.U.A. 555 ROUTE 440 JERSEY CITY, NEW JERSEY 07305															
5. 7020 3160 0000 4125 7345		VERIZON TELEPHONE 540 BROAD STREET NEWARK, NEW JERSEY 07102															
6. 7020 3160 0000 4125 7338		JERSEY CITY M.U.A. 555 ROUTE 440 JERSEY CITY, NEW JERSEY 07305															
7. 7020 3160 0000 4125 7338		JERSEY CITY M.U.A. 555 ROUTE 440 JERSEY CITY, NEW JERSEY 07305															
8. 7020 3160 0000 4125 7345		VERIZON TELEPHONE 540 BROAD STREET NEWARK, NEW JERSEY 07102															
Total Number of Pieces Listed by Sender 5		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		25 Columbus Drive, Jersey City NJ - Bl. 13102, Lot 1.03		Matter#123793									



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1.	7020 3160 0000 4125 7352	VERIZON TELEPHONE 9 GATES AVE., #2 MONTCLAIR, NJ 07042-3399		\$4.28												
2.		HUDSON COUNTY PLANNING BOARD CLERK DIVISION OF CITY PLANNING BERGEN SQUARE CENTER 830 BERGEN AVE., SUITE 6A JERSEY CITY, NEW JERSEY 07306														
3.	7020 3160 0000 4125 7369	HUDSON COUNTY CLERK HUDSON COUNTY PLAZA 257 CORNELISON AVENUE 4TH FL. JERSEY CITY, NEW JERSEY 07302														
4.		COMMISSIONER OF TRANSPORTATION NEW JERSEY DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE P.O. BOX 600 TRENTON, NEW JERSEY 08625														
5.	7020 3160 0000 4125 7376	SUEZ WATER 25 TROY STREET JERSEY CITY, N. J. 07307														
6.																
7.	7020 3160 0000 4125 7383															
8.	7020 3160 0000 4125 7390															
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CHARLES HARRINGTON, III, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311		<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													
1.		ARTHUR M & FRANCES BLAIN APTS, LLC PO BOX 3709 PRINCETON, NJ 08543		\$4.28													
2. 7020 3160 0000 4125 7406																	
3.		CALI HARBORSIDE ASSOC., %VERIS RESID 210 HUDSON ST SUITE 400 JERSEY CITY, NJ 07311															
4. 7020 3160 0000 4125 7413																	
5.		EVERGREEN AMERICA CORPORATION ONE EVERTRUST PLAZA JERSEY CITY, N.J. 07302															
6. 7020 3160 0000 4125 7420																	
7.		100 COLUMBUS CONDO.OWNER'S ASSOC., 50 WASHINGTON ST. HOBOKEN, NJ 07030															
8. 7020 3160 0000 4125 7437																	
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4						Matter#123793											



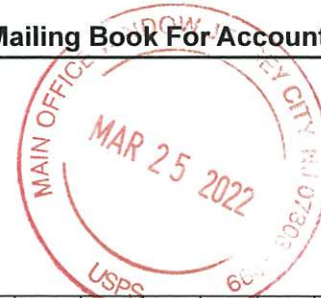
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1.		METROPOLIS TOWERS APT. CORP. MGT. 270 GREGORY PARK PLAZA JERSEY CITY, NJ 07302		\$4.28		Handling Charge - if Registered and over \$50.00 in value												
2.	7020 3160 0000 4125 7444																	
3.		PORT AUTHORITY TRANS-HUDSON CORP 225 PARK AVE., 15TH FLR NEW YORK, NY 10006																
4.	7020 3160 0000 4125 7451																	
5.		JERSEY CITY BOARD OF EDUCATION 346 CLAREMONT AVE. JERSEY CITY, NJ 07305																
6.	7020 3160 0000 4125 7468																	
7.		PH RESIDENTIAL OWNER LLC 7 CUMBERLAND DRIVE CUMBERLAND FORESIDE, ME 04110																
8.	7020 3160 0000 4125 7475																	
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2. 7020 3160 0000 4125 7482		SIENA URBAN RENEWAL ASSOC., LP 50 WASHINGTON ST. HOBOKEN, NJ 07030		\$4.28		Handling Charge - if Registered and over \$50,000 in value												
3. 7020 3160 0000 4125 7499		MONTWAR, LLC. 359 VARICK ST JERSEY CITY, NJ 07302									Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery		
4. 7020 3160 0000 4125 7505		99 MONTGOMERY ST.CONDOMINIUM ASSOC 99 MONTGOMERY ST. JERSEY CITY, NJ 07302																
5. 7020 3160 0000 4125 3149		LDAB ASSOCIATES, LLC 6 N BROWNING TERR. TENAFLY, NJ 07670																
6. 7020 3160 0000 4125 3149																		
7. 7020 3160 0000 4125 3149																		
8. 7020 3160 0000 4125 3149																		
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2.	7020 3160 0000 4125 3156	OLD & NEW, L.L.C. 419 5TH ST. HOBOKEN, NJ 07030		\$4.28													
3.																	
4.	7020 3160 0000 4125 3163	BANK BUILDING APARTMENTS, INC 83 MONTGOMERY ST. JERSEY CITY, NJ 07302															
5.																	
6.	7020 3160 0000 4125 3170	81 MONTGOMERY LOFTS CONDOMINIUM AS 81 MONTGOMERY ST. JERSEY CITY, NJ 07302															
7.																	
8.	7020 3160 0000 4125 3187	75 JERSEY CITY, L.L.C. 855 LEXINGTON AVE. NEW YORK, N.Y. 10021															
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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	(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		
CHARLES HARRINGTON, III, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311		<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														
1.		AVEL REALTY, LLC. 359 VARICK ST JERSEY CITY, NJ 07302		\$4.28														
2. 7020 3160 0000 4125 3194																		
3.																		
4.																		
5.																		
6.																		
7.																		
8.																		
Total Number of Pieces Listed by Sender 1		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		25 Columbus Drive, Jersey City NJ - Bl. 13102, Lot 1.03												

