

AFFIDAVIT OF SERVICE OF NOTICE
CITY OF JERSEY CITY PLANNING BOARD


Commonwealth of Pennsylvania :
County of Montgomery : SS

Deborah L. Arbuckle, of full age, being duly sworn according to law, on her oath deposes and states the following:

1. I am a paralegal for Kaplin Stewart, attorneys for Applicant, Target Corp. in the application regarding the property located at 100 Fourteenth Street, Block 7301, Lot 1, City of Jersey City, County of Hudson, State of New Jersey.
2. That on May 31, 2022, which is at least ten (10) days prior to the hearing date, I gave notice to all property owners within 200 feet of the property as listed on **Exhibit "A"**, attached hereto as well as to all entities listed on Exhibit "A" by placing notices in the form attached hereto as **Exhibit "B"** in the United States mail, certified mail, return receipt requested, to the addresses reflected on Exhibit "A".
3. Copies of the date stamped certified mail receipts together with all green signature cards received to date are attached hereto as **Exhibit "C"**.
4. Notice of the hearing was also caused to be published in the Jersey Journal on June 1, 2022. The original proof of advertising has not yet been received from the Jersey Journey and will be submitted to the Township when received in order to complete the record. Attached as **Exhibit "D"** is a printout from the website "njpublicnotices.com" which confirms the notice of hearing was published as outlined above.


Deborah L. Arbuckle

Sworn to and subscribed before me this 8th day of June, 2022.


Notary Public

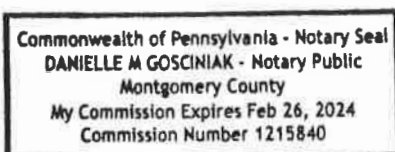


EXHIBIT "A"



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

September 8, 2021

PROPERTY LOCATION OF APPLICATION: 100 Fourteenth Street

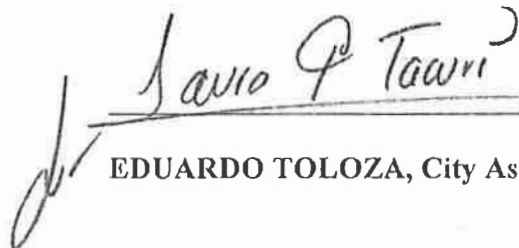
BLOCK(S): 7301 LOT(S): 1

**NAME OF APPLICANT: Kaplin, Stewart, Meloff, Reiter & Stein, PC
Union Meeting Corporate Center
910 Harvest Drive, P.O. Box 3037
Blue Bell, PA 19422-0765**

APPLICANT'S TELEPHONE #: (510) 941-2573

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

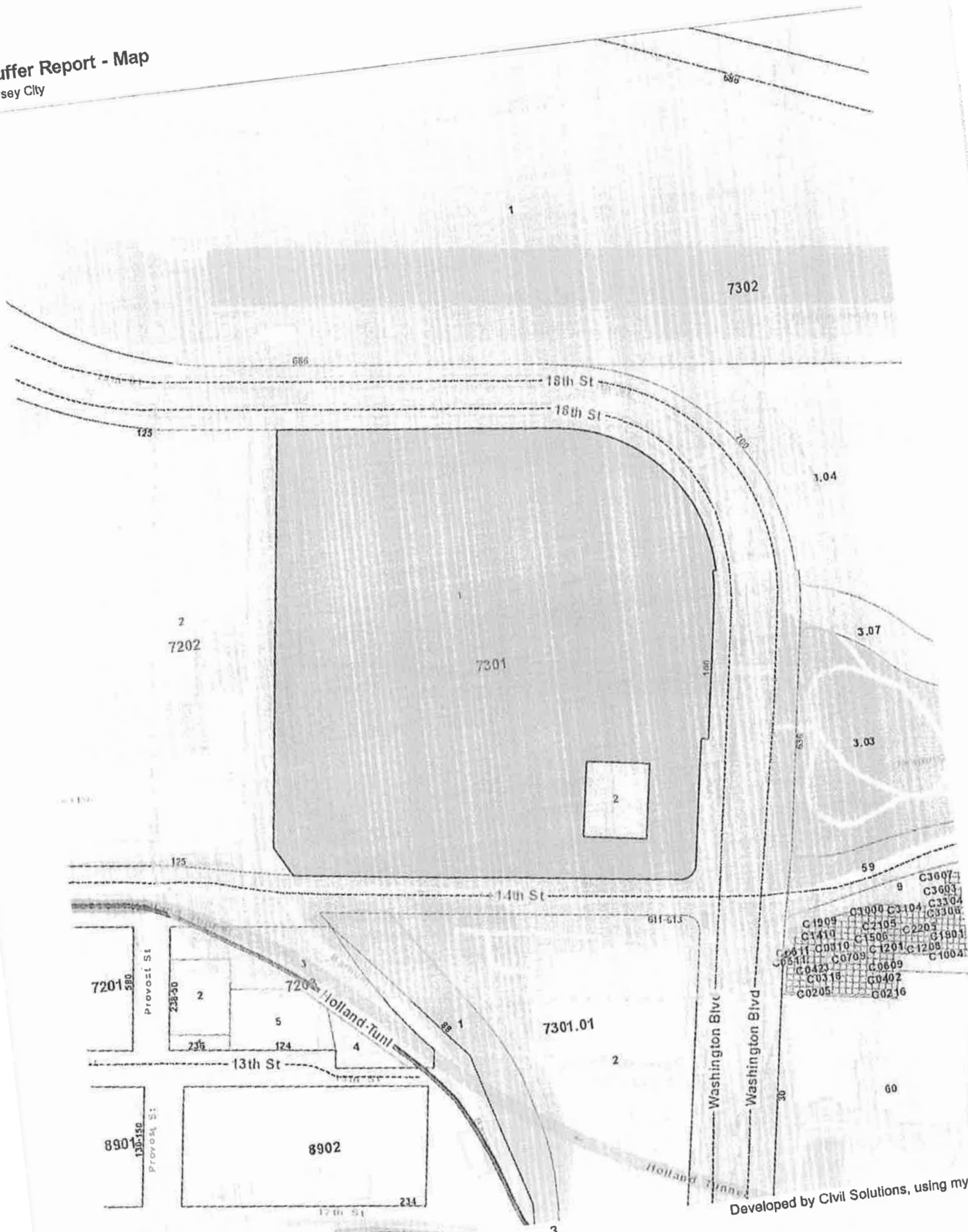

EDUARDO TOLOZA, City Assessor

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

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 7301 - Lot 1

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

Property Location: 100 Fourteenth Street

Date: September 8, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7202	2		125 EIGHTEENTH ST.	NEWPORT CENTRE%SIMON PROP TAX SERV	PO BOX 6120	INDIANAPOLIS, IN	46204
7203	2		238-50 PROVOST ST.	NEW JERSEY DEPT. OF TREASURY	CN-039	TRENTON, NJ	08646
7203	3		FOURTEENTH ST	STATE OF NEW JERSEY	CN 229	TRENTON, NJ	08625
7203	5		124 THIRTEENTH ST.	PORT AUTHORITY OF NY & NJ	4 WTC- 150 GREENWICH ST.	NEW YORK, NY	10007
7301	2		90 FOURTEENTH ST. (REAR)	NEWPORT PAD DVLPT.LTD.PTNHP.	P.O. BOX 9456 TARGET CORP	MINNEAPOLIS, MN	55440
7301.01	1		88 NEWPORT PARKWAY	NEWPORT ASSOC%SIMON PROP TAX SERV.	40 WEST 57TH ST 23RD FL.	NEW YORK, N.Y.	10019
7301.01	2		611-613 WASHINGTON BLVD.	NEWPORT RETAIL%SIMON PROP TAX SERV.	PO BOX 6120	INDIANAPOLIS, IN	46204
7302	1		686 MARIN BLVD.	STATE OF NJ DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N J	08625
7302	3.03		636 WASHINGTON BLVD.	NEWPORT CENTRE	40 W. 57TH ST.,#23 FL.	NEW YORK, NY	10019
7302	3.04		700 WASHINGTON BLVD.	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	3.07		SIXTEENTH ST.	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	9		75 PARK LANE SOUTH	75 PARK LANE COMDOMINIUM	525 WASHINGTON BLVD. 31ST	JERSEY CITY, NJ	07310
7302	9	C0804	75 PARK LANE SOUTH	YANG, JIESHUN	31 RIVER CT., #1009	JERSEY CITY, NJ	07310
7302	9	C1011	75 PARK LANE SOUTH	WANG, JIANAN	35 RIVER DRIVE SO., #1415	JERSEY CITY, NJ	07310
7302	9	C1406	75 PARK LANE SOUTH	75 PARK LANE, LLC	525 WASHINGTON BLVD. 31ST	JERSEY CITY, NJ	07310
7302	9	C1407	75 PARK LANE SOUTH	WEI YIN, MAY HONG	160-05 77TH AVE.	FRESH MEADOWS, NY	11365
7302	9	C1701	75 PARK LANE SOUTH	75 PARK LANE, LLC	525 WASHINGTON BLVD. 31ST	JERSEY CITY, NJ	07310

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7302	9	C1702	75 PARK LANE SOUTH	75 PARK LANE, LLC	525 WASHINGTON BLVD. 31ST	JERSEY CITY, NJ	07310
7302	59		FOURTEENTH ST.	NEWPORT CENTRE	97-77 QUEENS BLVD.	REGO PARK, N.Y.	11374

EXHIBIT "B"

CITY OF JERSEY CITY, NJ

PLANNING BOARD

PLEASE TAKE NOTICE:

That on the 14th day of June, 2022 at 5:30 p.m. a hearing will be held before the Planning Board of the City of Jersey City on an application of Target Corp. ("Applicant") for an Amended Minor Site Plan approval with "c" variances, for the premises located at 100 Fourteenth Street, City of Jersey City, designated as Block 7301, Lot 1, on the City of Jersey City Tax Map. The Property is located in the Community Commercial Development District within the Newport Redevelopment Plan Area.

The Applicant requests approval to reconfigure four (4) existing drive-up parking stalls and thirty-two (32) standard parking stalls into twenty-four (24) new drive-up stalls, with associated striping and signage, together with associated pedestrian crosswalk and supplemental lighting updates. The existing drive up parking stalls were approved by the City of Jersey City at Application P20-033. Applicant further proposes to install one (1) free-standing solar-powered, internally illuminated four-sided drive-up direction sign of 4 s.f. per sign face, 12'- 0" to top of sign and twelve (12) double-sided non-illuminated post and panel directional signs 3.75 s.f. per sign face, 6'- 0" to top of sign.

The Applicant further seeks a variance from §345-69B.6.a to permit a maximum lighting level of 14.8 FC where a maximum average of 2 FC is permitted, together with any and all such other variances as may be required for the proposed improvements.

The Applicant will seek all relief identified above at the time of the hearing as well as any other relief which the Board may determine to be necessary.

The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with N.J.S.A. 10:4-12, the "Open Public Meetings Act" of New Jersey. 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 <https://jerseycitynj.gov/planning>. ANY QUESTIONS can be directed to the City Planning main telephone line during business hours at 201-547-5010 or via email at cityplanning@icnj.org

If you wish to participate during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://us02web.zoom.us/j/83737118028>

- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you are calling in to access the meeting you must dial *9 to raise your hand. *6 allows you to mute/unmute.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 929 205 6099 or +1 312 626 6799 and Webinar ID: 837 3711 8028

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

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 P22-016 at <https://data.jerseycitynj.gov>.

Amee S. Farrell, Esquire

Attorney for Applicant, Target Corp.
Kaplin Stewart Meloff Reiter & Stein, PC
910 Harvest Drive
Blue Bell, PA 19422
(610) 260-6000

EXHIBIT "C"

7021 0350 0002 0158 2767

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Certified Mail Fee
 \$ 3.75

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.05
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Postage
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Total Postage and Fees
 \$ 7.33

Sent To DLA 11767-40 Jersey City
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 80 Park Plaza
 City, State, ZIP+4® Newark, NJ 07102

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7021 0350 0002 0158 2873

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Sent To DLA 11767-40 Jersey City
 Street and Apt. No. Comcast Cablevision
 2121 Kennedy Blvd.
 City, State, ZIP+4® Jersey City, NJ 07305

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7021 0350 0002 0158 2941

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Sent To DLA 11767-40 Jersey City
 Street and Apt. No. United Water Company
 200 Hook Road
 City, State, ZIP+4® Harrington Park, NJ 07640

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 555 Route 440
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 Street and Apt. No. Verizon Telephone
 540 Broad Street
 City, State, ZIP+4® Newark, NJ 07102

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Postage
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Sent To DLA 11767-40 Jersey City
 Street and Apt. No. Newport Centre c/o Simon
 Property Tax Serv
 City, State, ZIP+4® P.O. Box 6120
 Indianapolis, IN 46204

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 New Jersey Dept. of Treasury
 CN 039
 Trenton, NJ 08646

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 State of New Jersey
 CN 229
 Trenton, NJ 08625

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Sent To DLA 11767-40 Jersey City
 Port Authority of NY & NJ
 4 WTC - 150 Greenwich Street
 New York, NY 10007

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.53

Total Postage and Fees \$ 7.33

Sent To DLA 11767-40 Jersey City
 Newport Pad Dvlpt. Ltd. Ptnshp
 P.O. Box 9456 Target Corp.
 Minneapolis, MN 55440

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7021 0350 0002 0158 2903

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☐ Adult Signature Required \$

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Sent To DLA 11767-40 Jersey City
 Newport Asso c/o Simon Prop. Tax
 Serv
 40 West 57th St., 23rd floor
 New York, NY 10019

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Sent To DLA 11767-40 Jersey City
 Newport Retail c/o Simon Prop
 Tax Serv
 P.O. Box 6120
 Indianapolis, IN 46204

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Postage
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Sent To
 Dla 11767-40 Jersey City
 State of NJ Dept. of Transportation
 1035 Parkway Avenue
 Trenton, NJ 08625

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7021 0350 0002 0158 2910

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Sent To
 Dla 11767-40 Jersey City
 Newort Centre
 40 W. 57th St., 23rd floor
 New York, NY 10019

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 MAY 31 2022

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage
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Sent To
 Dla 11767-40 Jersey City
 75 Park Lane Condominium
 525 Washington Blvd, 31st
 Jersey City, NJ 07310

Postmark Here
 MAY 31 2022

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7021 0350 0002 0158 2859

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☐ Adult Signature Required \$
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Postage
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Sent To
 Dla 11767-40 Jersey City
 Jieshun Yang
 31 River Ct., #1009
 Jersey City, NJ 07310

Postmark Here
 MAY 31 2022

PS Form 3800, April 2

7021 0350 0002 0158 2927

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$.53

Total Postage
 \$ 7.33

Sent To
 Dla 11767-40 Jersey City
 Jianan Wang
 35 River Drive So., #1415
 Jersey City, NJ 07310

Postmark Here
 MAY 31 2022

PS Form 3800

7021 0350 0002 0158 2934

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Postage
 \$.53

Total Postage
 \$ 7.33

Sent To
 Dla 11767-40 Jersey City
 75 Park Lane, LLC
 525 Washington Blvd. 31st
 Jersey City, NJ 07310

Postmark Here
 MAY 31 2022

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☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
 \$.53

Total Postage
 \$ 7.33

Sent To
 D/a 11767-40 Jersey City
 Wei Yin, May Hong
 Street and Apt. 160-05 77th Avenue
 City, State, ZIP+4® Fresh Meadows, NY 11365

PS Form 3800

7021 0350 0002 0158 3006

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☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
 \$.53

Total Postage
 \$ 7.33

Sent To
 D/a 11767-40 Jersey City
 Newport Centre
 Street and Apt. 97-77 Queens Blvd
 City, State, ZIP+4® Rego Park, NY 11374

PS Form 3800

7021 0350 0002 0158 2996

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☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
 \$.53

Total Postage
 \$ 7.33

Sent To
 D/a 11767-40 Jersey City
 75 Park Lane, LLC
 Street and Apt. 525 Washington Blvd, 31st
 City, State, ZIP+4® Jersey City, NJ 07310

PS Form 3800

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dla 11767-40 Jersey City
Jianan Wang
35 River Drive So., #1415
Jersey City, NJ 07310



9590 9402 7333 2028 2837 33

2. Article Number (Transfer from service label)

7021 0350 0002 0158 2927

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

5/2/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(10)**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dla 11767-40 Jersey City
State of New Jersey
CN 229
Trenton, NJ 08625



9590 9402 7333 2028 2837 64

2. Article Number (Transfer from service label)

7021 0350 0002 0158 2897

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

JUN 03 2021

C. Date of Delivery

8:4

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(10)

Domestic Return Receipt

EXHIBIT “D”

Jersey Journal, Jersey City

Publication Name:

Jersey Journal, Jersey City

Publication URL:

Publication City and State:

Secaucus , NJ

Publication County:

Hudson

Notice Popular Keyword Category:

Notice Keywords:

Target

Notice Authentication Number:

202206071614085819273**854070090**

Notice URL:

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Notice Publish Date:

Wednesday, June 01, 2022**Notice Content**

CITY OF JERSEY CITY, NJ PLANNING BOARD PLEASE TAKE NOTICE: That on the 14th day of June, 2022 at 5:30 p.m. a hearing will be held before the Planning Board of the City of Jersey City on an application of Target Corp. ("Applicant") for an Amended Minor Site Plan approval with "c" variances, for the premises located at 100 Fourteenth Street, City of Jersey City, designated as Block 7301, Lot 1, on the City of Jersey City Tax Map. The Property is located in the Community Commercial Development District within the Newport Redevelopment Plan Area. The Applicant requests approval to reconfigure four (4) existing drive-up parking stalls and thirty-two (32) standard parking stalls into twenty-four (24) new drive-up stalls, with associated striping and signage, together with associated pedestrian crosswalk and supplemental lighting updates. The existing drive up parking stalls were approved by the City of Jersey City at Application P20-033. Applicant further proposes to install one (1) free-standing solar-powered, internally illuminated four-sided drive-up direction sign of 4 s.f. per sign face, 12'- 0" to top of sign and twelve (12) double-sided non-illuminated post and panel directional signs 3.75 s.f. per sign face, 6'- 0" to top of sign. The Applicant further seeks a variance from 345-69B.6.a to permit a maximum lighting level of 14.8 FC where a maximum average of 2 FC is permitted, together with any and all such other variances as may be required for the proposed improvements. The Applicant will seek all relief identified above at the time of the hearing as well as any other relief which the Board may determine to be necessary. The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with N.J.S.A. 10:4-12, the " Open Public Meetings Act" of New Jersey. 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 <https://jerseycitynj.gov/planning>. ANY QUESTIONS can be directed to the City Planning main telephone line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org If you wish to participate during the public comment portion of an agenda item, then you must: Join the meeting using Zoom: <https://us02web.zoom.us/j/83737118028> When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the "raise hand" button in order to indicate to the Board Chair or Secretary that you wish to speak. If you are calling in to access the meeting you must dial *9 to raise your hand. *6 allows you to mute/unmute. After clicking "raise hand" listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments. The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted. You cannot participate in public comment unless you are attending the virtual meeting through Zoom. You may also call in to access the meeting. All public users calling in must use +1 929 205 6099 or +1 312 626 6799 and Webinar ID: 837 3711 8028 All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item. You can test

out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>. 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 P22-016 at <https://data.jerseycitynj.gov>. Amee S. Farrell, Esquire Attorney for Applicant, Target Corp. Kaplin Stewart Meloff Reiter & Stein, PC 910 Harvest Drive Blue Bell, PA 19422 (610) 260-6000 06/01/22 \$108.78

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