

WILENTZ

—ATTORNEYS AT LAW—

AMANDA M. CURLEY, ESQ.

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90 Woodbridge Center Drive
Suite 900 Box 10
Woodbridge, NJ 07095-0958
732.636.8000

January 13, 2021

VIA UPS OVERNIGHT

Matthew Ward, AICP, PP, Principal Planner
Jersey City Division of City Planning
City Hall Annex
1 Jackson Square
Jersey City, New Jersey 07305

**Re: 3 Second Street
Block 11603, Lot 23
Minor Site Plan**

Dear Mr. Ward:

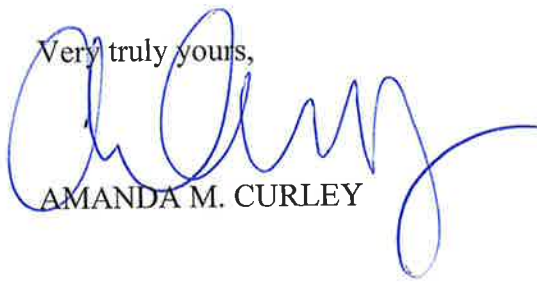
This firm represents American Financial Exchange, LLC (the “Applicant”), the owner of property located at 3 Second Street, Jersey City, New Jersey, identified as Block 11603, Lot 23 on the Tax Maps of the City of Jersey City and more commonly known as Plaza 10 in Harborside Financial Center. Enclosed, for filing, please find the following:

1. Check in the amount of \$350.00, payable to “City of Jersey City” representing the application fee.
2. City of Jersey City Development Application, with Minor Site Plan Checklist.
3. Original Affidavit of Ownership.
4. Original Affidavit of Performance.
5. Statement of Principal Points.
6. Corporate Disclosure.
7. Request for Certification of Taxes Paid.

8. Request Certified 200' Property Owners List.
9. Request for Verification of Water Bill Paid
10. Plan entitled, "3 Second Street Lobby + Entry Renovation", prepared by Gertler and Wente Architect, LLP, last revised October 20, 2020 and consisting of twelve (12) sheets.
11. Thumb drive containing all the application materials.

Should you have any questions or need any additional information do not hesitate to contact me. Thank you for your assistance with this matter.

Very truly yours,



AMANDA M. CURLEY

cc: VIA EMAIL

Mr. James Bryan
Mr. JonathAn Linker, Esq.
Jeffrey Gertler, AIA
William Wen
Tracy Brudecki

AFFIDAVIT OF OWNERSHIP

I, James Bryan, of full age, being duly sworn according to law on his oath deposes and says that he is an authorized signatory of the Applicant, American Financial Exchange, LLC, the owner in fee of all that certain lot, piece or parcel of land situation, lying and being in the City of Jersey City aforesaid, and known and designated as 3 Second Street, and also identified as Lot 23 in Block 11603, and that American Financial Exchange, LLC authorizes the submittal of the enclosed application and that the statements of facts contained in said application are true.

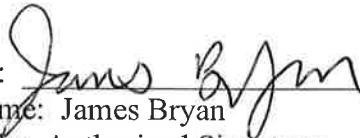
American Financial Exchange L.L.C., a New Jersey limited liability company

By: TRT Harborside LLC, a Delaware limited liability company, its sole member

By: DCTRT Real Estate Holdco LLC, a Delaware limited liability company, its sole member

By: Black Creek Diversified Property Operating Partnership LP, a Delaware limited partnership, its sole member

By: Black Creek Diversified Property Fund Inc., a Maryland corporation, its general partner

By: 
Name: James Bryan
Title: Authorized Signatory

Sworn before me this

10th day of December, 2020

Notary Public



AMANDA MARIEL CURLEY
ATTORNEY AT LAW
STATE OF NEW JERSEY
027392013

AFFIDAVIT OF PERFORMANCE

I, James Bryan, authorized signatory of the Applicant, American Financial Exchange, LLC, hereby certifies that the Plans submitted to the Planning Board of the City of Jersey City for property located at 3 Second Street, and also identified as Lot 23 in Block 11603, is a full and complete representation of the Plans and that it shall be completed as submitted.

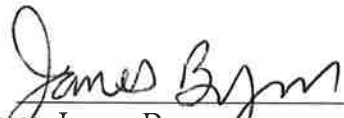
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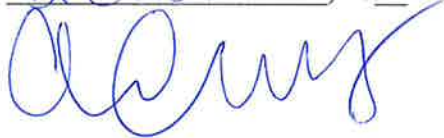
By: Black Creek Diversified Property Fund Inc., a Maryland corporation, its general partner

By: 
Name: James Bryan
Title: Authorized Signatory

Sworn before me this

10th day of December, 2020

Notary Public



AMANDA MARIEL CURLEY
ATTORNEY AT LAW
STATE OF NEW JERSEY
027392013

Statement of Principal Points
3 Second Street
Block 11603 Lot 23

American Financial Exchange, LLC (the “Applicant”), is the owner of property located at 3 Second Street, Jersey City, New Jersey, identified as Block 11603, Lot 23 on the Tax Maps of the City of Jersey City and more commonly known as Plaza 10 in the Harborside Financial Center (“Plaza 10”). Plaza 10 is a standalone waterfront office tower with ground floor retail located in the Harborside Financial Center which is within the Harsimus Cove Station Redevelopment Plan Area and governed by the Harsimus Cove Station Redevelopment Plan (the “Redevelopment Plan”). In 2000, an unrelated entity obtained all the original approvals for Plaza 10 (the “2000 Approval”). The resolution is attached as Exhibit A. Plaza 10 remains consistent with the 2000 Approval, but for parking, which was reduced by an application for development of the adjacent surface parking area that was approved by the Planning Board ¹

The Applicant is to seeking: (1) to remove the existing canopy on the south elevation and replace the impacted area with the same aluminum panels that exist on the exterior of Plaza 10; and (2) remove the revolving doors at the south elevation and replace them with a set of double doors for emergency access and exit only. The scope of work is limited in nature. No other changes are proposed to the building, existing uses or square footage. The removal of the canopy and revolving doors allow for a more efficient ground floor plan and safer design. The revolving doors have caused safety issues for employees and visitors of Plaza 10 on windy days. No deviations or variances are required. An approval by the Planning Board is required only because of a specific condition in the Redevelopment Plan which provides that, “prior to

¹ Plaza 10 currently provides parking to its tenants on a surface parking lot on the adjoining Plaza 8/9 property. The Planning Board approved an application to build a tower on the Plaza 8/9 property, which reduced the existing surface parking lot area and provides for fewer parking spaces on reduced lot and alternate spaces within garages.

commencement of construction, architectural drawings and site plans with detailed specifications for the construction and/or rehabilitation of improvements to the area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment requirements and objectives can be determined.”

Waivers from the minor site plan checklist are requested for providing a: (1) survey; (2) zoning table; and (3) site plan. Again, no changes to the overall bulk or use of Plaza 10 is requested, the Applicant is simply seeking approval to remove a canopy and replace doors. Given how minor the requested changes are, waivers can be granted.

EXHIBIT A

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: AMERICAN FINANCIAL EXCHANGE, LLC

FOR: PRELIMINARY SITE PLAN APPROVAL WITH DEVIATIONS
SECOND STREET AND HARBORSIDE PLACE
BLOCK 15, LOTS 35 and 36;

CASE NO.: P00-59

WHEREAS, the applicant AMERICAN FINANCIAL EXCHANGE, LLC (the "Applicant"), per Schumann, Hanlon, Doherty, McCrossin & Paolino (Brian C. Doherty, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for a Preliminary Site Plan Approval with deviations, to wit: Calendar No. P00-59, for the construction of a nineteen (19) story, five hundred thirty two thousand (532,000) square foot office building on property approximately 5.3 acres in size located on Second Street, Block 15, Lots 35 and 36; and

WHEREAS, it appears that due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on September 12, 2000, at 5:30 p.m., was duly published as prescribed in the Zoning Ordinance of the City of Jersey City; and

WHEREAS, the applicant has submitted proof that it has complied with the applicable procedural requirements including the payment of fees and public notices; and

WHEREAS, the applicant and its witnesses first having been sworn and all testimony having been formally heard for this application and no objectors appearing; and

WHEREAS, after consideration of the application and the testimony presented at the meeting, the Planning Board has made the following findings of fact:

FINDINGS OF FACT

1. The Applicant has applied for Preliminary Site Plan Approval with deviations for the construction of a nineteen (19) story, five hundred thirty two thousand (532,000) square foot office building on property approximately 5.3 acres in size, located on Second Street, Block 15, Lots 35 and 36. The building will consist of the ground floor, sixteen (16) floors of office space, and two (2) floors dedicated to mechanical equipment.
2. The subject property is bounded on the north by Second Street; on the west by Hudson Street, on the south by the Service Court for Harborside Plaza 3 where a new access road will be constructed as part of the Lincoln Property North Pier Project; and on the east side by the Hudson River.
3. The Applicant previously referred to this project as the American Financial Exchange, but has renamed the project as Harborside Plaza VIII, IX, and X.
4. In 1997, the Planning Board approved a 700,000 square foot office building and parking garage for the subject property site. In 1998, the Board approved an interim use for the site as surface parking lot to service the New York Waterway Ferry. The site is currently being used for the ferry parking lot.
5. The Applicant is seeking approval only for Plaza X in connection with this Application.
6. When the site was approved for the interim use as a parking lot, it received a deviation for the size of the parking spaces. The Applicant is seeking to retain the existing parking lot dimensions as a deviation.
7. The Applicant is also seeking a deviation from the set back requirements. The set back requirements for this site require a set back of 83 feet on three sides. The Applicant provides a set back in excess of 83 feet on the west and south sides of the building, but the setback on the east side of the building is 50 feet and the setback on the north side of the building is 8 feet. The Applicant is seeking a deviation from the set back requirements for the east or north sides of the building.
8. The waterways ferry that currently operates adjacent to the site will remain in operation during the construction of the project. At the completion of the project, the parking being used in connection with the ferry will be dedicated to the new building, and the ferry operator will make a determination whether to continue the operation of the ferry.
9. In conjunction with this project, the waterway walkway esplanade area, which has currently been constructed on a temporary basis, will be completed with permanent improvements.

10. The project is completely provided with storm drainage. The existing drainage system will be used for the parking lot with all utility connections being made along Second Street into existing facilities.
11. The project provides approximately 378 parking spaces, which is a .71 ratio parking spaces per 1,000 square feet of building area.
12. The site area will include a bosk with shaded areas for seating with sycamore trees that will be planted within the bosk area. The Applicant will also be planting kentucky coffee trees around the lawn area, and the east side of the site will plant columnar oak trees that will lead to the esplanade area.
13. The location and siting of the building has been chosen to create an open park area adjacent to the river front esplanade while maintaining the possibility of view corridors of the site toward the river from the west, as well as along the esplanade on the north and south should subsequent buildings be built.
14. The south and east elevations of the building are designed to be glassy and as open as possible to maximize views both in and out of the building towards the open park area.
15. The sides of the building that face to the north and the west are designed to address the urban characteristic of the building. The west facade will face toward Jersey City, and the north facade is the last piece of the Second Street streetwalk. These facades have been designed using a vertical masonry pier expression.
16. The base of the building on the south and east sides will have a two story high arcade to promote the impression of openness and transparentness into the building. The north and west sides of the building will have a more granite base to create a solid impression and reenforcing the notion of the building being a part of the fabric of the street.
17. The building will have two major entrances. One entrance will be from the waterfront park and the other from Second Street.
18. A vertical facade will articulate both major entrance locations. The facade will include a projected canopy level intended to draw the eye upward towards the crown of the building. The crown of the building is designed to serve the two-fold purpose as an architectural feature to contribute to the skyline, as well as to completely screen all mechanical equipment on the top of the building. The screening will have some openings to allow for ventilation for the cooling towers and other equipment that will require ventilation. The height of the screening will be 35 feet and no equipment will exceed that height.
19. The top of the building will be lit. The Applicant has not yet worked out the lighting details. The Applicant has also not yet made a decision concerning the materials of the building, and will prepare and submit to the Planning staff samples of the materials prior to the signing of the site plan.
20. All metal surfaces on the building will be silver metallic in color.
21. The requested deviations will advance the purposes of the Redevelopment Plan. The benefits of these deviations outweigh any detriments. The Applicant will incur hardships if the deviations are not granted. The granting of these deviations will not cause substantial detriment to the public good nor substantial impair the intent and purpose of the Redevelopment Plan.

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5p

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for the foregoing reasons, approves the within application for preliminary site plan, with deviations, for the construction of a nineteen (19) story, five hundred thirty two thousand (532,000) square foot office building on property approximately 5.3 acres in size, located on Second Street and Harborside Place, Block 15, Lots 35 and 36, and same is hereby given to Calender #P00-59 in accordance with the site plan and testimony submitted to the Planning Board of the City of Jersey City subject to the following conditions:

1. The Applicant shall make an application for a major subdivision of the site in conjunction with the application to create the North Pier Access Road..
2. The Applicant shall provide an access easement for a sidewalk to be constructed along the proposed North Pier Access Road.
3. All mechanicals on the roof are to be housed within the roof top "cap" and architectural feature. The mechanicals will not extend beyond the outer edge of the architectural feature.
4. The Applicant shall provide the Planning staff of the Division of Planning with additional details on the seating, chairs, tables, furniture, landscaping, and related items within the public park area on the site for review and comment.
5. The open space areas to the south of the building shall remain publically accessible.
6. The Applicant shall provide sample boards or catalog cuts to the Planning staff of the Division of Planning for review and approval of the granite, metal, and louvers to be used on the building. These materials will be provided prior to the site plan being signed.
7. The granite panels on the lower levels of the building will be designed in a smaller pattern subject to the Planning staff's approval.
8. Walkway signage will be provided at both entrances to the walkway, and the plans shall be submitted to the Conservancy, a review and advisory agent of the Department of Environmental Protection.
9. The construction of the permanent waterfront walkway improvements shall be completed concurrent with the construction and completion of the office building. No occupancy, either temporary or permanent, shall occur until the walkway is completed and open to the public.
10. Alterations made to the parking lot and in association with the North Pier Access Road shall be incorporated into the Applicant's site plan application.
11. The Applicant shall provide the same ^{slatted} picket fence on all sides of the parking lot.
12. The Applicant, in consultation with City engineering, shall mill and topcoat that part of

Second Street that it disturbs as a result of the installation of the utility connections. The milling and top coating will include the entire width of the road, subject to the City Engineering requirements and their recommendations, but shall be limited to the length of the road that the Applicant actually disturbs.

13. The Applicant agrees to comply with the comments of the respective City agents.
14. If future buildings are proposed at Plaza VIII and IX, the Applicant will be required to address the view corridors that have been created by the siting of this building.
15. The Applicant shall add shade trees to the parking lot area to provide for a sense of balance with the existing tree planting.
16. The interim parking on the site will cease upon occupancy of the building.
17. Additional landscaping shall be provided for the central drop off island at the turn around.
18. Additional details for the tree planting areas and the materials at the base near the front of the building shall be provided to the Planning staff of the Division of Planning.
19. A revised set of plans shall be submitted to the Planning staff of the Division of Planning for its review within forty-five (45) days of the hearing date.
20. The Applicant shall incorporate and comply with all of the conditions stated on the record by Maryann Bucci-Carter of the Jersey City Division of Planning on the date of the hearing, September 12, 2000.

Plaza 10 Recommended Conditions

1. The two lots involved be consolidated to identify one lot to contain this building and associated parking.
2. The access easement providing for the 10 foot public sidewalk expansion of the north pier access road be reviewed by City Planning Director and filed with the County register.. This sidewalk may be widened in the future but only if required by future applications relative to this site.
3. The architectural roof feature or "cap" shall not contain any mechanical or other utility structures above it. All mechanicals shall be depressed within it with the top open if ventilation of these mechanicals is needed.
4. Seating shall be provided for with the park area of the building. Seating and tables shall be provided. The design of same is to be reviewed by and found acceptable by City Planning staff. Contemplated furniture include movable chairs additional benches and other forms of permanent seating with the patio area and the tree grove.
5. The open space areas to the south of the building shall remain publicly accessible.
6. Metal color, the two granite colors, louver color samples are to be provided at the hearing and identified on the plans.
7. The granite panels located on the first two stories of the building are to be smaller.
8. NJDEP walkway signage is to be added at both entrances to the Walkway from this site. Review and approval for the waterfront walkway is required from the Hudson River Waterfront Conservancy permit committee.
9. Construction of the Walkway shall be concurrent with the building. No occupancy, either temporary or permanent shall occur until the walkway is completed and opened to the public.
10. Alterations required to be made to this parking lot, in association with the North Pier Access Road be incorporated into this site plan. The include the upgrading of the fence to be tubular metal or the elimination of the fence entirely, revised grading and landscaping, lighting pole relocation and up-grade to Harborside decorative pole and fixture, and the roadway taper of Hudson Street.
11. The applicant provide milling and a top coat of asphalt along Second Street upon completion of construction of this project prior to final C.O for the building since the opening of Second street will be required for this project.

A-4

SUBJECT: AMERICAN FINANCIAL EXCHANGE, LLC
FOR: PRELIMINARY SITE PLAN APPROVAL WITH DEVIATIONS
SECOND STREET AND HARBORSIDE PLACE
BLOCK 15, LOTS 35 and 36;
CASE NO.: P00-59
VOTE: 5 - 0

COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
William Bromirski, Acting Chairman	x			
Jon Tooke, Vice-Chairman, Pro Tem	x			
Jeffrey Kaplowitz, Commissioner	x			
Scott Seale, Commissioner	x			
Christopher Garlin, Commissioner	x			

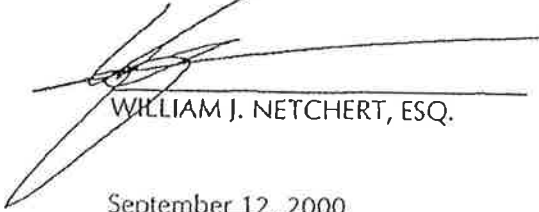


JEFFREY H. KAPLOWITZ, CHAIRMAN
JERSEY CITY PLANNING BOARD



ROBERT COTTER, SECRETARY
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



WILLIAM J. NETCHERT, ESQ.

DATE OF HEARING:

September 12, 2000

DATE OF MEMORIALIZATION:

October 24, 2000

AMERICAN FINANCIAL EXCHANGE CORPORATE DISCLOSURE

American Financial Exchange is 100% owned by → TRT Harborside LLC, a Delaware limited liability company, its sole member.

TRT Harborside LLC is 100% owned by → DCTRTR Real Estate Holdco LLC, a Delaware limited liability company, its sole member

DCTRTR Real Estate Holdco LLC, is 100% owned by → Black Creek Diversified Property Operating Partnership LP, a Delaware limited partnership, its sole member.

Black Creek Diversified Property Operating Partnership LP is 100% owned by → Black Creek Diversified Property Fund Inc., a Maryland corporation.

Black Creek Diversified Property Fund Inc., is the general partner and owns 97% of all partnership interests.

The address for all the above is:

Black Creek Diversified Property Fund Inc.
518 17th Street, Suite 1700
Denver, CO 80202

WILENTZ

—ATTORNEYS AT LAW—

STEVEN J. TRIPP, ESQ.

T: 732.855.6076

F: 732.726.6524

stripp@wilentz.com

90 Woodbridge Center Drive
Suite 900 Box 10
Woodbridge, NJ 07095-0958
732.636.8000

January 11, 2021

Mr. Lucien Taduran
Tax Map Room – Room #B1
City Hall
280 Grove Street
Jersey City, NJ 07302

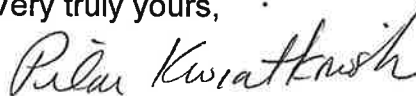
Re: Block 11603, Lot 23

Dear Mr. Taduran:

Please provide our office with a certified list of property owners located within 200 feet of the above referenced property. Please also provide three (3) sets of pre-printed labels. Enclosed is our firm's check #447363 in the amount of \$40.00 in payment of the required fee.

Thank you for your assistance.

Very truly yours,



Pilar Kwiatkowski
Legal Secretary to STEVEN J. TRIPP

/pk
Enc.

WILENTZ

—ATTORNEYS AT LAW—

STEVEN J. TRIPP, ESQ.

T: 732.855.6076
F: 732.726.6524
stripp@wilentz.com

90 Woodbridge Center Drive
Suite 900 Box 10
Woodbridge, NJ 07095-0958
732.636.8000

January 11, 2021

Tax Collector
City of Jersey City
City Hall – Room 101
280 Grove Street
Jersey City, NJ 07302

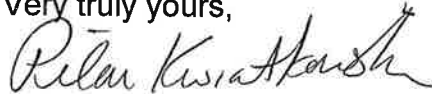
Re: Block 11603, Lot 23

Dear Tax Collector:

Please provide our office with a verification of tax payments or balance due for the above-referenced property.. Enclosed is our firm's check #447364 in the amount of \$5.00 in payment of the required fee.

Thank you for your assistance.

Very truly yours,



Pilar Kwiatkowski
Legal Secretary to STEVEN J. TRIPP

/pk
Enc.

PAYMENT OF TAXES

Every application submitted to the Planning Board or Zoning Board of Adjustment shall be accompanied by verification of tax payments or balance due for the property which is the subject of subject of such application. This verification must be obtained from the City Tax Collector.

TO: CITY TAX COLLECTOR, CITY HALL, ROOM 101

FROM:

APPLICANT American Financial Exchange, LLC

c/o Wilentz, Goldman & Spitzer, PA

90 Woodbridge Center Drive, Suite 900 Box 10

Woodbridge, NJ 07095

ATTN: Amanda M. Curley

PROPERTY IN QUESTION 3 Second Street

Block 11603, Lot 23

Please provide notice that no taxes or assessments are due on the above referenced property or indicate the balance due. This request is in conjunction with my application before the Planning Board or Zoning Board of Adjustment.

There is a \$5.00 per lot fee for this request.

IMPORTANT

This form is to be forwarded to the City Tax Collector ONLY. It is not to be returned to the Board Secretary unless the property is tax exempt.

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

TO: LUCIEN TADURAN, TAX MAP ROOM, ROOM # B1, CITY HALL, 280 GROVE ST, JC

Attached please find my check in the amount of ten dollars (\$10) for a certified list of property owners within a two hundred foot (200') radius of (give property address).

Street Address 3 Second Street _____;

Block 11603 _____ Lot(s): 23 _____

Block _____ Lot(s): _____

Block _____ Lot(s): _____

Block _____ Lot(s): _____

This is required in conjunction with my application for a major subdivision and/or variance.

American Financial Exchange, LLC
APPLICANT

ADDRESS

c/o Wilentz, Goldman & Spitzer, PA
90 Woodbridge Center Drive, Suite 900 Box 10
Woodbridge, NJ 07095
ATTN: Amanda M. Curley

IMPORTANT

This form is to be forwarded to the Map Room ONLY. It is not to be returned to the Board Secretary.

The **original** Certified List of Property Owners is to be submitted to the Division of City Planning with your application. Keep a copy for your use in mailing out required notice.

WILENTZ

Attorneys at Law

ATTORNEY BUSINESS ACCOUNT

90 WOODBRIDGE CENTER DRIVE • PO. BOX 10
WOODBRIDGE, NJ 07095-1163

 investorsBank

447363

55-7203/2212

VOID SIX MONTHS FROM DATE OF ISSUE

Date

12/21/20

Amount

\$*****40.00

PAY FORTY AND 00/100 DOLLARS

WZ410845-03-20

TO
THE
ORDER
OF

City of Jersey City
City Hall
Tax Map Room #B1
280 Grove Street
Jersey City, NJ 07302

WILENTZ, GOLDMAN & SPITZER, P.A.
A Professional Corporation



AUTHORIZED SIGNATURE

MP
ATTORNEY BUSINESS ACCOUNT

⑈447363⑈ ⑆221272031⑆ 65 9901290⑈

WILENTZ

—ATTORNEYS AT LAW—

STEVEN J. TRIPP, ESQ.

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Woodbridge, NJ 07095-0958
732.636.8000

January 11, 2021

VIA FACSIMILE to 201-656-8383

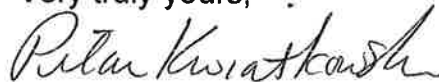
United Water of Jersey City
25 Troy Street
Jersey City, NJ 07306

Re: Block 11603, Lot 23

Please provide our office with a Verification of Payment of Water Bill in connection with the above referenced property.

Thank you for your assistance.

Very truly yours,



Pilar Kwiatkowski
Legal Secretary to STEVEN J. TRIPP

/pk
Enc.