

WILENTZ

—ATTORNEYS AT LAW—

AMANDA M. CURLEY, ESQ.

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acurley@wilentz.com

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Suite 900 Box 10
Woodbridge, NJ 07095-0958
732.636.8000

April 7, 2021

VIA EMAIL to JMoraless@jcnj.org AND UPS

Joey-Ann Morales
Coordinator of Monitoring Evaluation
Jersey City Division of City Planning
City Hall Annex
1 Jackson Square
Jersey City, New Jersey 07305

**Re: American Financial Exchange, LLC
3 Second Street; Block 11603, Lot 23
Application for Minor Site Plan Approval
PROOF OF SERVICE**

Dear Ms. Morales:

Enclosed for filing, please find the Affidavit of Service for the April 13, 2021 virtual public hearing.

Also enclosed is a copy of the Affidavit of Publication, evidencing that the legal notice was published in the April 3, 2021 issue of the Jersey Journal. The original Affidavit of Publication will be submitted under separate cover upon receipt of the same.

Very truly yours,

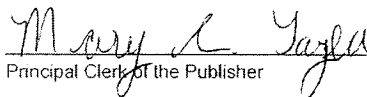
AMANDA M. CURLEY

/pk
Enc.

cc w/enc.: Matthew Ward, AICP, PP (*via email to MWard@jcnj.org*)

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 04/03/2021


Principal Clerk of the Publisher

Sworn to and subscribed before me this 3rd day of April 2021


Notary Public

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

**NOTICE OF VIRTUAL PUBLIC MEETING
CITY OF JERSEY CITY
P21-006**

guidelines provided by the New Jersey Department of Community Affairs (Division of Local Government Services).

American Financial Exchange, LLC
732-855-6071

04/03/21

\$108.78

PLEASE TAKE NOTICE that a virtual hearing, as described below, will be held on April 13, 2021 at 5:30 p.m. regarding the application of American Financial Exchange, LLC (the "Applicant") to the City of Jersey City Planning Board to alter the facade of the existing building located at 3 Second Street, Jersey City, New Jersey and identified as Block 11603, Lot 23 on the Tax Maps of the City of Jersey City, more commonly known as Plaza 10 in the Harborside Financial Center ("Plaza 10"). Plaza 10 is located in the Harborside Financial Center, which is within the Harsimus Cove Station Redevelopment Area and governed by the Harsimus Cove Station Redevelopment Plan (the "Redevelopment Plan"). The Applicant is seeking for: (1) remove the existing canopy on the south elevation; 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 Applicant seeks the following relief:

1. Minor Site Plan Approval.

2. Such other deviations, variances, waivers, exceptions or other relief as deemed necessary by the Planning Board or its professionals during review of this application, including reaffirmation of any existing nonconforming conditions, if necessary.

Digital copies of the application, plans, exhibits and other supporting documents will be available on the Jersey City Data Portal by searching for the address or case number at <https://data.jerseycitynj.gov/pages/home-page/>.

PLEASE TAKE FURTHER NOTICE that this matter has been placed on the agenda of the City of Jersey City for April 13, 2021 at 5:30 p.m. and will be a VIRTUAL MEETING in compliance with the New Jersey Municipal Land Use Law, the General Ordinances of the City of Jersey City and the Rules and Regulations of the Planning Board of the City of Jersey City. In compliance with the Executive Orders signed by Governor Murphy and in an effort to follow best practices recommended by the United States Center for Disease Control (CDC) and the most recent

AGAIN, THIS MEETING WILL TAKE PLACE VIRTUALLY VIA ZOOM APPLICATION. Any person interested in this application will have the opportunity to address the Planning Board at the virtual meeting. To access the ZOOM meeting, you will need access to a computer with internet access and/or dial-in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, you will need to click on the ZOOM app on your computer or phone and type in the Webinar ID. You will join the meeting and be able to listen and view the evidence shared on the screen of the meeting. To join the meeting from your computer, tablet or smartphone please use the following link/ information:

<https://us02web.zoom.us/j/89465486448>

Or iPhone one-tap :
US: +13017158592,,89465486448# or
+13126266799,,89465486448#

Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +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: 894 6548 6448

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 of 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: Amanda M. Curley, Esq.
Attorney for the Applicant

IN THE MATTER OF : CITY OF JERSEY CITY
PLANNING BOARD
AMERICAN FINANCIAL EXCHANGE, LLC :
:
:
:
: AFFIDAVIT OF SERVICE

PILAR KWIATKOWSKI, of full age, being duly sworn, according to law, upon her oath, deposes and says:

- | | |
|---|--|
| Commissioner
New Jersey Department of Transportation
1035 Parkway Ave.
P.O. Box 600
Trenton, NJ 08625 | Hudson County Division of Planning
Bergen Square Center
830 Bergen Avenue
Suite 6A
Jersey City, NJ 07306 |
|---|--|

- Pilar Kwiatkowski
PILAR KWIATKOWSKI

Maveen Blair

#12194442.1(154667.062)

NOTICE OF VIRTUAL PUBLIC MEETING
CITY OF JERSEY CITY
P21-006

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<https://us02web.zoom.us/j/89465486448>

Or iPhone one-tap :

US: +13017158592,,89465486448# or +13126266799,,89465486448#

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By: Amanda M. Curley, Esq.
Attorney for the Applicant
American Financial Exchange, LLC
732-855-6071



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

January 14, 2021

PROPERTY LOCATION OF APPLICATION: 3 Second Street

BLOCK(S): 11603 LOT(S): 23

**NAME OF APPLICANT: Wilentz, Goldman & Spitzer, PA
90 Woodbridge Center Drive, Suite 900 Box 10
Woodbridge, NJ 07095**

APPLICANT'S TELEPHONE #: (732) 855-6076

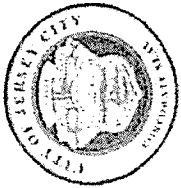
Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

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 11603 - Lot 23

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

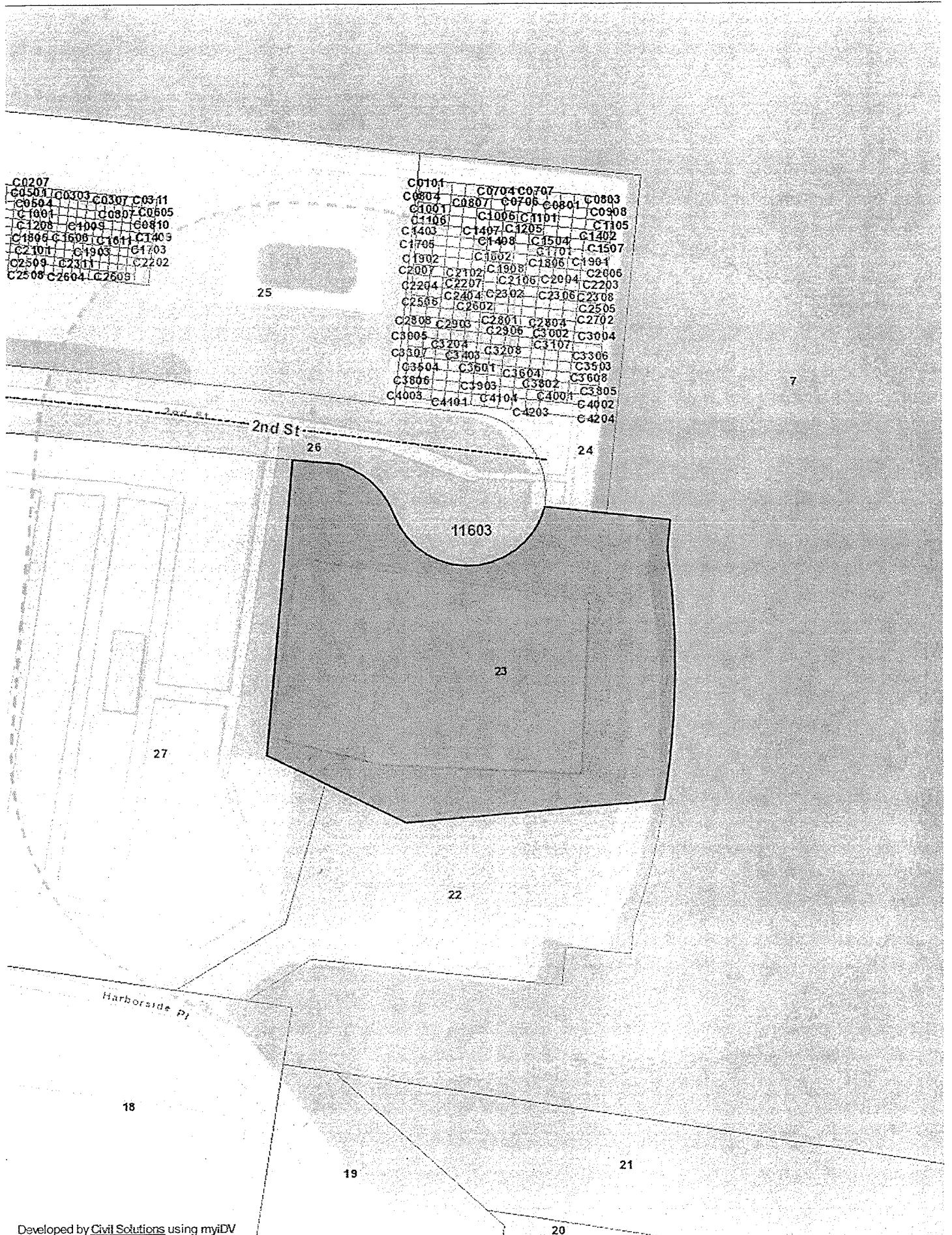
Property Location: 3 Second Street

Date: January 14, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11603	7		HUDSON RIVER	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, NJ	07302
11603	18		150 & 200 HUDSON ST.	M-C PLAZA II & III LLC C/OMC REALTY	101 HUDSON ST SUITE 2000	JERSEY CITY, NJ	07302
11603	22		3 SECOND ST. (REAR)	PLAZA VIII & IX ASSOCIATES, %M. CALI	101 HUDSON ST SUITE 2000	JERSEY CITY, NJ	07302
11603	24		2 SECOND ST.	CRYSTAL POINT CONDOMINIUM ASSOCIATI	2 SECOND ST.	JERSEY CITY, NJ	07310
11603	25		20 SECOND ST.	MANDALAY ON THE HUDSON CONDOMINIUM	20 SECOND ST.	JERSEY CITY, NJ	07310
11603	26		SECOND STREET	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, NJ	07305
11603	27		242 HUDSON ST.	PLAZA VIII & IX ASSOCIATES, %M. CALI	101 HUDSON ST SUITE 2000	JERSEY CITY, NJ	07302

Buffer Report - Map

Jersey City



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New Jersey Department of Transportation
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P.O. Box 600
Trenton, NJ 08625

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Hudson County Division of Planning
Bergen Square Center
830 Bergen Avenue
Suite 6A
Jersey City, NJ 07306

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Newark, New Jersey 07102

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2121 Kennedy Blvd.
Jersey City, NJ 07305

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United Water Company
200 Hook Road
Harrington Park, NJ 07640

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555 Route 440
Jersey City, NJ 07305

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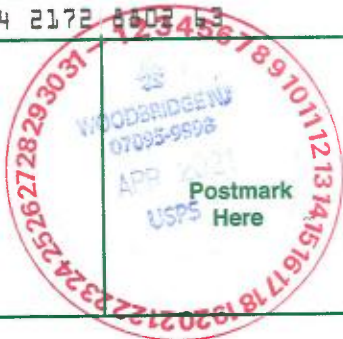
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540 Broad Street
Newark, NJ 07102

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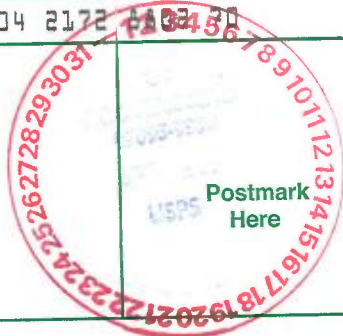
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ASSOCIATION
2 SECOND ST.
JERSEY CITY, NJ 07310

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JERSEY CITY, NJ 07302

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280 GROVE STREET
JERSEY CITY, NJ 07305

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