



December 22, 2020

Matt Ward, PP, AICP

Principal Planner

Department of Housing, Economic Development, and Commerce

Division of City Planning

1 Jackson Square

Jersey City, NJ 07305

Re: Amended final site plan application
8-10 Columbus Drive & Hudson Street (Private ROW / LRT)
Block 11603, Lots 15,16,28
Harborside

Dear Mr. Ward:

Enclosed with this letter are amended site plans and a General Development Application which propose minor modifications to the site improvements previously approved by the Planning Board in 2018 for the plaza area just south of 10 Columbus Drive (Harborside Plaza 1). (Application P18-103).

Application P18-103 included a number of elements which were approved by the Planning Board: (1) the renovation of the exterior of Plazas 1,2,3; (b) the reconstruction of the pedestrian plaza in front of Plaza 1 (10 Columbus Drive); (c) the reconstruction of the west atrium entrance to Plazas 2 & 3 (200 & 210 Hudson Street); (d) the reconstruction of the North Pier Access Road that leads to The Pier apartments; (e) the installation of new building /ground signage; and (e) the addition of 12,035sf of new floor area throughout the Plaza 1,2 3 buildings.

The application I am submitting today relates solely to the reconstruction of the pedestrian plaza in front of 10 Columbus Drive (Plaza 1). No other elements of the previous Application P18-103 are being revised or amended in this submission.

The initial \$150 application fee was mailed out to you today along with a copy of this letter.

Please let me know if you have any questions or need additional information as you review the application.

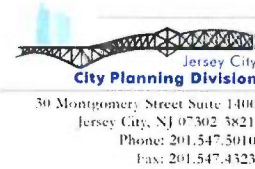
Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Golden", with a stylized, flowing script.

Thomas Golden
V.P., Development



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date: _____ Application No. _____

Date Validated as an Application for Development: _____

Date Deemed Complete: _____

1. SUBJECT PROPERTY

Address: 8-10 Columbus Dr. & Hudson St.
Ward: E

Block & Lots: 11603/ 15,16,28

2. BOARD DESIGNATION



Planning Board



Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input checked="" type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in) _____

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

Minor amendment to previously approved Application P18-103 to modify the reconstruction of the pedestrian plaza in front of Harborside Plaza 1

5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

6. APPLICANT

Mack-Cali Plaza I L.L.C. c/o Mack-Cali Realty
Applicant's Name
732-590-1051
Phone Fax
tgolden@mack-cali.com
e-Mail address

Harborside 3, 210 Hudson Street, Suite 400
Street Address
Jersey City NJ 07302
City State Zip

**7.
OWNER**

See attached

Owner's Name

Street Address

Phone

Fax

City

State

Zip

**8.
APPLICANT'S
ATTORNEY**

Charles Harrington

Attorney's Name

Harborside 5, 185 Hudson Street, Suite 2510

Street Address

Connell Foley

Jersey City NJ

07311

Firm's Name

City

State

Zip

201-521-1000 201-521-0100

charrington@connellfoley.com

Phone

Fax

e-mail address

**9.
PLAN
PREPARERS**

Matthew Neuls

24GE04313300

1 Evertrust Plaza, Suite 901

Engineer's Name & License Number

Street Address

Dresdner Robin

Jersey City NJ

07302-3085

Firm's Name

City

State

Zip

201-217-9200 201-297-4205

MNeuls@DresdnerRobin.com

Phone

Fax

e-mail address

Greg Gloor

24GS0371189

55 Lane Road, Suite 220

Surveyor's Name & License Number

Street Address

Dresdner Robin

Fairfield NJ

07004

Firm's Name

City

State

Zip

973-696-2600 973-696-1362

GGloor@DresdnerRobin.com

Phone

Fax

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Thomas S. Carman

LandscapeArchitect's Name & License Number

200 Union Avenue

Street Address

Melillo & Bauer Associates, Inc.

Brielle NJ

08730

Firm's Name

City

State

Zip

732-528-0664 732-528-1077

tcarman@melilloandbauer.com

Phone

Fax

e-mail address

10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

248,030 sf irregular ☒ irregular (dimensions)

Zone District(s):

Harborside; Harborside West

Present use: pedestrian plaza, office building,
private ROWRedevelopment Area:
Historic District:

Exchange Place North

Check all that
apply for present
conditions:
☒ Conforming Use
☐ Conforming Structure
☒ Vacant Lot

☐ Non-Conforming Use
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

AE - BFE is 12 feet

Check all that Apply:

☐ Application for a new building on
undeveloped tract

☐ Application for new use of
existing building

☐ Application for use of a
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no
Is demolition proposed? ☐ yes ☒ no If yes, is building 150+ years old? ☐ yes age: _____ ☐ noNumber of New Buildings: N/A

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building				
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for
this project by use:

Residential		sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:		sf

Number of dwelling units (if applicable):

Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:		units

Number of lots before subdivision:

Number of lots after subdivision:

% of lot to be covered by buildings:

%

% of lot to be covered by buildings &
pavement:

%

Gross floor area (GFA):

sf

Floor Area Ratio (FAR):

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: _____ / Dimensions: _____
 Number of loading spaces & dimensions: number: _____ / Dimensions: _____

Number of Signs: _____
 Height of monument and/or pylon signs: _____

12. INFRA- STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are storm drains proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
MISC		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is site in a flood plain?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No _____
Are any structures being removed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**13.
TYPE OF
DEVELOPMENT**

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units			
Conversion from a non-residential structure to a structure containing residential units			
Conversion from market rate housing units to NJ COAH defined affordable housing units			

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*					

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.		
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.		
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.		
S: Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.		
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.		
A1: Assembly uses including concert halls and TV studios.		
A2: Assembly uses including casinos, night clubs, restaurants and taverns.		
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship		
A4: Assembly uses including arenas, skating rinks and pools.		
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums		
E: Schools K – 12		
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.		
R1: Hotels, motels and dormitories		
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.		

14.
APPROVAL
HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	P05-044; P12-081; P13-026; P14-019; P18-103	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/26/05; 12/4/12; 5/21/13; 6/8/14; 2/19/19
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

15.
FEES
(see attached fee
schedule)

STAFF CALCULATIONS ONLY

Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

16.
ATTACHMENTS

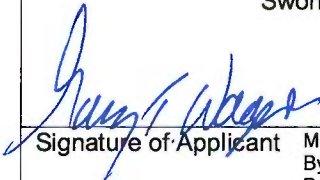
Please Attach the required additional forms and information, if applicable (see attached **FORMS** and **CHECKLISTS**)

17.
CERTIFICATION

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

12/22/2020



Signature of Applicant

Mack-Cali Plaza 1, LLC
By: Mack-Cali Realty, L.P., sole member
By: Mack-Cali Realty Corporation, general partner
By: Gary T. Wagner, General Counsel

See attached

Property Owner Authorizing Application if
other than Applicant



Notary Public



KATHLEEN A HALASZ
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2333125
MY COMMISSION EXPIRES AUG. 23, 2025

City of Jersey City

General Development Application

Owners

Block 11603, Lots 15,16

Mack-Cali Plaza I L.L.C.

c/o Mack-Cali Realty Corporation

Harborside 3, 210 Hudson Street, Suite 400

Jersey City, NJ 07311

732-590-1000

Block 11603, Lot 28

Cali Harborside (Fee) Associates, L.P.

c/o Mack-Cali Realty Corporation

Harborside 3, 210 Hudson Street, Suite 400

Jersey City, NJ 07311

732-590-1000

See Affidavits of Ownership

	Submitted			Waiver	
Planning Completeness	Yes	No	N/A	requested *	Remarks (for staff only)
1. Completed General Development Application (applicable sections).	X				
2. Affidavit of Ownership	X				
3. Affidavit of Performance	X				
4. 10% disclosure, if applicable	X				
5. Letter of Rejection from Zoning Officer, if available					
6. Current color site photo and photo including adjacent properties, where applicable.	X				
7. Application Fee	X				
8. Certificate of tax and water bills paid	X				
9. The following number of plans shall be submitted: A) One when initial application is filed. B) Review agent sets (when instructed by Staff) C) Fourteen for planning Board (when complete) D) Eleven for Zoning Board (when complete)	X				
10. All plans shall include: A) A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet. B) Signature and seal of map preparer; Licensed Engineer, Architect or Land Surveyor in New Jersey on all pages. C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variance or design standard waiver request, if any, clearly noted). One table per plan set, to be located on the first numbered drawing sheet. (1) Density (2) Height (3) Floor Area Ratio (4) Setbacks (5) Vehicle parking (# of spaces, dimensions) (6) Bike parking (# of spaces) (7) Loading (# of berths, dimensions) (8) Access (circulation, driveway width, curbcut dimensions) (9) Signage (10) Landscaping (11) Bonus provisions (12) Building coverage for each structure, if more than one is part of the development parcel. (13) Lot Dimensions (14) Lot size in square feet (15) Buffer areas (16) Gross floor area (17) lot coverage (18) Design standards (list all for which a waiver is requested)	X <				

Preliminary and Final Major Site Plan Checklist

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
12. Map size: 8.5x13"; 15x21"; 24x36"; or 30x42".	X				
13. The following details shall be on all site plans:					
A) Tax block, lot numbers and street address of site	X				
B) Dates of drawings and revisions, if any	X				
C) Graphic Scale	X				
D) Project title	X				
E) North arrow	X				
F) Landscaping	X				
(1) Type	X				
(2) Caliper	X				
(3) Square Footage	X				
(4) Height	X				
(5) Planting Schedule	X				
(6) Maintenance procedures and guarantees	X				
G) Survey showing block and lot numbers with metes and bounds description; existing and proposed easements, and size and location of any existing or proposed structures with setbacks dimensions.	X				
H) Demolition Plan, if applicable	X				
I) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.	X				
J) Floor plans with all room dimensions including basement plan and roof plan.			X		
K) Locations of all mechanical and other equipment			X		
L) Materials used in paved areas and walks and all other surface treatments.	X				
M) Lighting; wattage, location, height, attachment details, areas of diffusion	X				
N) Fences/walls: height, materials, width of internal details (e.g.: pickets), spacing of internal details.	X				
O) Refuse: location of dumpster, etc., screening height, materials, details of removal path.			X		
P) Signage: Lettering, dimensions, location, materials equipment, and lighting.			X		
Q) Recreation areas: location, square footage, materials, equipment and lighting			X		
R) Elevations of all façades indicating colors and materials and window dimensions			X		
S) Enlarged elevations of the first two floors, including details of windows, doors, signs, lighting, façade materials, etc. at 1/4" scale where appropriate			X		
T) Enlarged details of typical upper story windows, including dimensions, glazing details, sills and headers, projections, etc. at 1/4" scale where appropriate			X		
U) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.			X		
V) Elevation of roof indicating heating, ventilation and air-conditioning equipment, communication equipment, and antennae specifying screening height, colors and materials.			X		
W) Utility connection points into proposed structures (eg: façade conduits, transformers) to be detailed on site plans and façade elevations.			X		
X) One illustrative site plan depicting details using the following color scheme:					
(1) Asphalt paved areas: gray concrete	X				
(2) Paved areas: beige	X				
(3) Buildings: dark brown	X				
(4) Landscaped areas: light green	X				
(5) Trees and shrubs: dark green	X				
(6) Water: light blue			X		
(7) Signs: red			X		
(8) Lighting fixtures: black	X				
Y) Circulation: parking spaces, dimensions, aisle widths, location of accessible bike racks/storage, car sharing, sidewalk details, etc.	X				
Z) Shadow study, if applicable			X		
AA) Visual assessment, if required			X		

Engineering Completeness

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

[illegible]

AFFIDAVIT OF OWNERSHIP

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

I, Gary Wagner, **o/b/o Mack-Cali Plaza I L.L.C.**, being of full age, being duly sworn according to law on his oath deposes and says, I am the General Counsel and Secretary of Mack-Cali Realty Corporation, the general partner of Mack-Cali Realty, L.P., the sole member of Mack-Cali Plaza 1 L.L.C., and that the principal place of business of Mack-Cali Plaza I L.L.C. is located at c/o Mack-Cali Realty Corporation, Harborside 3, 210 Hudson Street, Suite 400, Jersey City, County of Hudson and State of New Jersey, and that Mack-Cali Plaza I L.L.C. is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City, aforesaid, known and designated as:

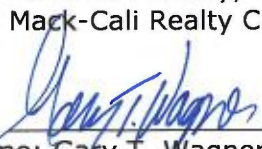
Block: 11603
Lots: 15,16
a/k/a 8-10 Columbus Drive, Jersey City, New Jersey

and that it authorizes

Mack-Cali Plaza I L.L.C.

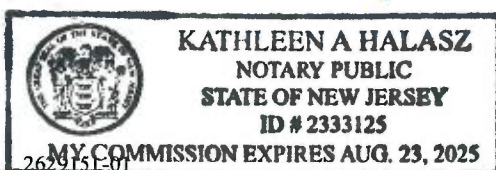
to make this annexed application on its behalf, and that the statements of fact contained in said application are true.

Mack-Cali Plaza I L.L.C.
By: Mack-Cali Realty, L.P., sole member
By: Mack-Cali Realty Corporation, general partner

By: 
Name: Gary T. Wagner
Title: General Counsel and Secretary

Sworn to before me this 22nd day
of December, 2020


Notary Public



AFFIDAVIT OF OWNERSHIP

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

I, Gary Wagner, **o/b/o Cali Harborside (Fee) Associates L.P.**, being of full age, being duly sworn according to law on his oath deposes and says, I am the General Counsel and Secretary of Mack-Cali Sub X, Inc., the general partner of Cali Harborside (Fee) Associates L.P., and that the principal place of business of Cali Harborside (Fee) Associates L.P. is located at c/o Mack-Cali Realty Corporation, Harborside 3, 210 Hudson Street, Suite 400, Jersey City, County of Hudson and State of New Jersey, and that Cali Harborside (Fee) Associates L.P. is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City, aforesaid, known and designated as:


Block: 11603
Lots: 28
a/k/a Hudson Street (Private ROW/ LRT)
Jersey City, New Jersey

and that it authorizes


Mack-Cali Plaza I L.L.C.

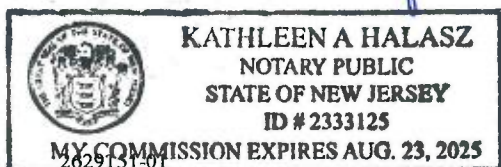
to make this annexed application on its behalf, and that the statements of fact contained in said application are true.

Cali Harborside (Fee) Associates L.P.
By: Mack-Cali Sub X, Inc., general partner

By: 
Name: Gary T. Wagner
Title: General Counsel and Secretary

Sworn to before me this 22nd day
of December, 2020


Notary Public



AFFIDAVIT OF PERFORMANCE

I, Mack-Cali Plaza I L.L.C. (Applicant) hereby certify that the Site Plan submitted to the Planning Board for property at 8 - 10 Columbus Drive, known as Block 11603, Lots 15 & 16, and Hudson Street (Private ROW/LRT), known as Block 11603, Lot 28 is a full and complete representation of the Site Plan and that it shall be completed as submitted.


(Applicant)

Mack-Cali Plaza I L.L.C.

By: Mack-Cali Realty, L.P., sole member

By: Mack-Cali Realty Corporation, general partner

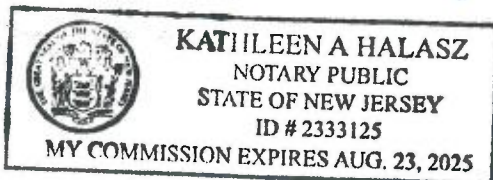
By: Gary T. Wagner, General Counsel

Sworn before me this

22nd day of December, 2020

Notary Public





OWNERSHIP DISCLOSURE STATEMENT

OF

CALI HARBORSIDE (FEE) ASSOCIATES L.P.

PURSUANT TO N.J.S.A. 40:55D-48.1

The undersigned Gary T. Wagner, General Counsel and Secretary of (i) Mack-Cali Sub X, Inc. ("Sub X"), the general partner of Cali Harborside (Fee) Associates L.P. (the "Owner"), and (ii) Mack-Cali Realty Corporation, the sole general partner Mack-Cali Realty, L.P., the sole limited partner of Owner, hereby certifies that, as of the date hereof, (a) the Owner is owned 1% by Sub X and 99% by Mack-Cali Realty, L.P. ("MCRLP"), (b) MCRLP is approximately owned 90% by Mack-Cali Realty Corporation (the "Corporation") and approximately 10% by various individuals, of which no individual owns more than 10%, (c) no individual owns more than 10% of the Corporation and (d) the Corporation owns 100% of Sub X.

<u>APPLICANT</u>	<u>GENERAL PARTNER NAME/ ADDRESS</u>	<u>PERCENTAGE INTEREST</u>
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Cali Harborside (Fee) Associates L.P.	a) Mack-Cali Sub X, Inc. Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311	1%
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Further Breakdown

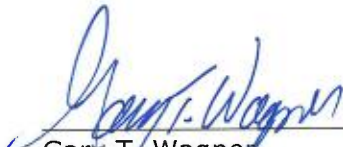
Mack-Cali Sub X, Inc. Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311	a) Mack-Cali Realty Corporation Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311	100%
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Mack-Cali Realty, L.P. Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311	a) Mack-Cali Realty Corporation Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311	90%
---	--	-----

b) Various Individuals with less than a 10% ownership interest	10%
--	-----

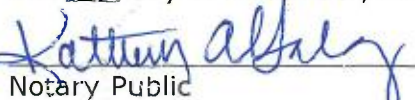
Mack-Cali Realty Corporation Harborside 3 210 Hudson Street, Suite 400 Jersey City, NJ 07311	a) Various Individuals with less than a 10% ownership interest	100%
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Dated: December 22, 2020

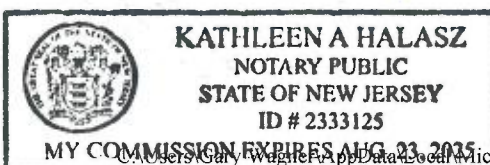


Gary T. Wagner
General Counsel & Secretary

Sworn to before me
this 22nd day of December, 2020



Kathleen A. Halasz
Notary Public



OWNERSHIP DISCLOSURE STATEMENT

OF

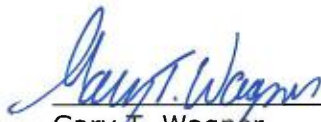
MACK-CALI PLAZA I L.L.C.

PURSUANT TO N.J.S.A. 40:55D-48.1

The undersigned Gary T. Wagner, General Counsel and Secretary of Mack-Cali Realty Corporation, the general partner of Mack-Cali Realty, L.P., the sole member of Mack-Cali Plaza I L.L.C. (the "Owner"), hereby certifies that, as of the date hereof, (a) the Owner is owned 100% by Mack-Cali Realty, L.P. ("MCRLP"), (b) MCRLP is approximately owned 90% by Mack-Cali Realty Corporation (the "Corporation") and approximately 10% by various individuals, of which no individual owns more than 10% and (c) no individual owns more than 10% of the Corporation.

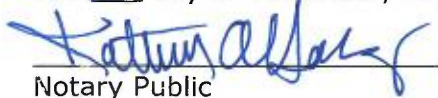
<u>APPLICANT</u>	<u>MEMBERS NAME/ MEMBERS ADDRESS</u>	<u>PERCENTAGE INTEREST</u>
Mack-Cali Plaza I L.L.C. Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311	a) Mack-Cali Realty, L.P. Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311	100%
<u>Further Breakdown</u>		
Mack-Cali Realty, L.P. Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311	a) Mack-Cali Realty Corporation Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311	90%
	b) Various Individuals with less than a 10% ownership interest	10%
Mack-Cali Realty Corporation Harborside 3 210 Hudson Street, Suite 400 Jersey City, NJ 07311	a) Various Individuals with less than a 10% ownership interest	100%

Dated: December 22, 2020



Gary T. Wagner
General Counsel & Secretary

Sworn to before me
this 22nd day of December, 2020


Notary Public

