

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,

Thomas Golden V.P., Development

Tumos Italda



# CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



	THIS SECTION TO BE COM	IPLETED BY CITY STAFF ON	LY			
Intake Date:	Application No.					
Date Validated as a	an Application for Development:					
Date Deemed Com	plete:					
1.	8-10 Columbus Dr. &Huds	on Ct				
SUBJECT	Address:	Block & Lots:	11603/ 15,16,28			
PROPERTY	Ward: E					
2.		02.0				
BOARD DESIGNATION	Planning Board	Zoning E	Board of Adjustment			
DESIGNATION						
3.	Conceptual Plan/Informal Review	"c" variance(s)/Deviation	"A" appeal			
APPROVALS BEING SOUGHT	☐ Minor Site Plan	(d) variance(s): use, density, etc.	☐ Waiver of Site Requirements			
	Preliminary Major Site Plan		Interpretation	("B" appeal)		
	Final Major Site Plan Conditional Use	Prelim. Major Subdivision	Site Plan Ame	ndment		
4.	Conditional Ose	Final Major Subdivision	Other (fill in)			
PROPOSED	Name & Nature of Use (describe project)					
DEVELOPMENT	Minor amendment to previously approv	ed Application P18-103 to mod	ify the reconstruction	n of the		
	pedestrian plaza in front of Harborside	Plaza 1				
E						
5. VARIANCE/	Sections of the Land Development Ordi	nance or Redevelopment Plan	from which relief is	requested (List		
DEVIATION	Variances/Deviations):					
NOTES						
	Applicant's reasons for the Planning Bo	ard or Board of Adjustment to g	rant relief:			
6.	Mack-Cali Plaza I L.L.C. c/o Mack-C	ali Realty Harborside 3,	210 Hudson Stre	eet, Suite 400		
APPLICANT	Applicant's Name	Street Address				
	732-590-1051	Jersey City	NJ	07302		
	Phone Fax	City	State	Zip		
	tgolden@mack-cali.com	- market 411.				
	e-Mail address					

7.	See attached				
OWNER	Owner's Name		Street Address		
	Phone	Fax	City	State	Zip
8.	Charles Harring	ton	Harborside 5, 1	85 Hudson Stree	et, Suite 2510
APPLICANT'S	Attorney's Name		Street Address		
ATTORNEY	Connell Foley		Jersey City	y NJ	07311
	Firm's Name		City	State	Zip
	201-521-1000	201-521-0100	charrington	@connellfo	ley.com
	Phone	Fax	e-mail address		
9. PLAN PREPARERS	Matthew Neuls  Engineer's Name & License Dresdner Robin	24GE04313300 se Number	1 Evertrust P Street Address Jersey City	laza, Suite 90 NJ	07302-3085
	Firm's Name		City	State	Zip
	201-217-9200	201-297-4205	- CHTC		the state of the s
	Phone	Fax	e-mail address	sdnerRobin.c	OH
	Greg Gloor Surveyor's Name & Licens	24GS0371189 se Number	55 Lane Road Street Address		
	Dresdner Robin		Fairfield	NJ	07004
	Firm's Name		City	State	Zip
	973-696-2600	973-696-1362	GGloor@Dre	sdnerRobin.co	om
	Phone	Fax	e-mail address		****
	Planner's Name & License	• Number	Street Address		
	Firm's Name		City	State	Zip
	Phone	Fax	e-mail address	<u>.</u>	
I and I do	Thomas S. Carm		200 Union	Avenue	
Landsca	apeArchitect's Name & Licens	se Number	Street Address		
	Melillo & Bauer A	associates, Inc.	Brielle	NJ	08730
	Firm's Name		City	State	Zip
	732-528-0664 Phone	4 732-528-1077 Fax	tcarman@m e-mail address	nelilloandbau	uer.com

10.	
SUBJECT	
<b>PROPERTY</b>	
DESCRIPTION	N

Application for new use of windered tract   Application for new use of windered tract   Application property on the list of properties eligible for the Historic Register?	Site Acreage (square foo	otage and dimensions	s):					
Present use: pedestrian plaza, office building, private ROW Redevelopment Area: Historic District: Exchange Place Check all that apply for present Vacant Lot Vacant Lot Vacant Lot Vacant Lot Short S	248,030 sf irregu	ular 🗶 irregular (dime	ensions)	Zone Dis	trict(s):	Harborsid	de; Harbors	side W
private ROW  Check all that apply for present conditions:  Check all that apply for present conditions:  Vacant Lot  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 winderlooped tract  The subject building or property on the list of properties eligible for the Historic Register?  yes no demolition proposed?  yes no If yes, is building 150+ years old?  yes age:  with a subject buildings:  with subject buildings:  with subject building or property on the list of properties eligible for the Historic Register?  yes no demolition proposed?  yes no If yes, is building 150+ years old?  yes age:  with a subject building 150+ yea	Proport upo: pedestria	an plaza, office buil	ding,					
apply for present		ROW		Historic District:		Exchar	nge Plac	e No
AE - BFE is 12 feet Check all that Apply: Application for a new building on undeveloped tract  Application for a new building on undeveloped tract  The subject building or property on the list of properties eligible for the Historic Register?  Wes no lf yes, is building 150+ years old? yes age:  What was	apply for present	Conforming Structur	re	Non-0	Conforming Us Conforming St	se ructure		
AE - BFE is 12 feet Check all that Apply: Application for a new building on undeveloped tract Application for a new building on undeveloped tract  Application for a new use of undeveloped tract  Application for use portion of a building use of use undeveloped tract  Application for use portion of a building undeveloped tract  Application for use use traction for new use of undeveloped tract  Application for use portion of a building undeveloped tract  Application for use portion of a building undeveloped tract  Application for use portion of a building undeveloped tract  Existing properties eligible for the Historic Register?  Application for use portion of a building undeveloped tract  Existing building 150+ years old? yes age:  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:  Number of lots before subdivision:  Number of lots before subdivision:  Number of lots before subdivision:  Number of lots after subdivision:  Number of lots before subdivision:  Number of lots occurred by buildings:  %  9 of lot to be covered by buildings:  %  9 avewment:  Gross floor area (GFA):	What is your FEMA flood	zone and base flood	l elevation (I	BFE)?:				
Check all that Apply: Application for a new building on undeveloped tract  Application for a new building on undeveloped tract  Application for a new building on undeveloped tract  Application for a new building or property on the list of properties eligible for the Historic Register?  We no lifyes, is building 150+ years old? yes age:  What is building 150+ years ol			•	,				
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demolition proposed? yes one If yes, is building 150+ years old? yes age: umber of New Buildings: N/A eight table:    Existing		ew building on			use of	Applic portion of	ation for use f a building	e of a
demolition proposed? yes one If yes, is building 150+ years old? yes age: umber of New Buildings: N/A eight table:    Existing	the subject building o	or property on the lis	st of proper	rties eliaibl	e for the His	toric Reais	ster?	
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Other					VANATI			
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% of lot to be covered by buildings & % pavement:  Gross floor area (GFA): sf	Number of lots after	subdivision:			J			
% of lot to be covered by buildings & % pavement:  Gross floor area (GFA): sf	% of lot to be source	od by buildings:		0/	1			
pavement: 76 Gross floor area (GFA): sf								
Gross floor area (GFA):		sa by ballalligs &		%				
Floor Area Datio (FAD):		FA):		sf				
FIOURAREA MA(IO (FAM):	Floor Area Ratio (FA				1			

11.	
<b>PARKING</b>	&
SIGNAGE	

Number of parking spaces & dimensions: Number of loading spaces & dimensions:	/ Dimensions: / 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.	□Yes	■No
Size		
Material		
Does the existing water service have a curb stop?	■Yes	□No
Is there existing combined fire/domestic service?	□Yes	■No
Is there existing domestic service only?	□Yes	■No
Is new water service being proposed?	□Yes	■No
Is there new combined fire/domestic service?	□Yes	■No
Is there new domestic service only?	□Yes	■No
SEWER	ĭ	T
Is existing sewer service proposed to be reused? If yes, specify size and material.	□Yes	■No
Size		
Material		
Will there be sewer curb cleanout?	■Yes	□No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	■Yes	□No
Is new sewer service proposed?	□Yes	■No
Are storm drains proposed?	■Yes	□No
Are any new streets or utility extensions proposed?	□Yes	■No
MISC		
Are existing streets being widened	☐Yes	■No
Are utilities underground	☐Yes	■No
Is site in a flood plain?	Yes	□No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	Yes	□No
Are any structures being removed?	Yes	□No
Is the application for additional buildings and/or improvements to a		
tract having existing buildings and/or improvements?	■Yes	□No
Is the property within 200 feet of an adjacent municipality? If yes, which?	□Yes	■No
Municipalities:		
Is the property on a County Road?	□Yes	■No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	Yes	□No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	□Yes	■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			<i>0</i> -1
Conversion from market rate housing units to NJ COAH defined affordable housing units			

<sup>\*</sup>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*					

<sup>\*</sup>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 offerdable bousing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
affordable housing obligation.)  B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	Construction	Demontion
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, <u>parking garages</u> , 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.	
<b>APPROVAL</b>	í
HISTORY	

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

	dis approvais, attacri 2 copies of			
	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision				
Site Plan	P05-044; P12-081;P13-026; P14-019;P18-103			4/26/05; 12/4/12;5/21/13; 6/8/14; 2/19/19
Variance(s)				
Building Permit				

## 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

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

# <u>Owners</u>

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

#### Preliminary and Final Major Site Plan Checklist

CASE #:	
DATE:	
PROPERTY ADDRESS:	8-10 Columbus Drive; Hudson Street (Private ROW/LRT)
APPLICANT:	Mack-Cali Plaza 1 L.L.C.
OWNER:	See Affidavits of Ownership

				Submitte		Waiver	
		ng Completeness	Yes	No	N/A	requested *	Remarks (for staff only)
١.	Com	pleted General Development Application (applicable ons).	х		2		
	Affida	avit of Ownership	X				
	Affida	avit of Performance	X				
	10%	disclosure, if applicable	X				
		r of Rejection from Zoning Officer, if available					
		ent color site photo and photo including adjacent			1		
		erties, where applicable.	×		73/6		
	Appli	cation Fee	X				
3.	Certi	ficate of tax and water bills paid	X				
9.		following number of plans shall be submitted:				<u> </u>	
		One when initial application is filed.	X			R 1	
		Review agent sets (when instructed by Staff)	,				
		Fourteen for planning Board (when complete)			i		
		Eleven for Zoning Board (when complete)			1		
_							
U.		ans shall include:					
		A key map at a scale not less than 1" to 600' depicting	1				
		a 1000' radius clearly identifying zoning district, streets	X	l			
		and lots involved in the application. To be located on the first numbered drawing sheet.	,,				
		Signature and seal of map preparer; Licensed	x				
		Engineer, Architect or Land Surveyor in New Jersey on	**				
		all pages.					
		Zoning comparison chart (contrasting existing					
		standards in the use zone or general zoning	X				
		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					
	I	he first numbered drawing sheet.					1
	(	1) Density			×		
	(	2) Height			X		
	(	3) Floor Area Ratio			X		
	(	4) Setbacks			X		
	(	5) Vehicle parking (# of spaces, dimensions)		İ	X		
	(	Bike parking (# of spaces)			X		
	(	7) Loading (# of berths, dimensions)			×		
	(	8) Access (circulation, driveway width, curbcut	X	16			
		dimensions)					
	(	9) Signage			×		
	i	10) Landscaping	X				1
	•	11) Bonus provisions		1 1	×		1
	•	12) Building coverage for each structure, if more than			×		1
	,	one is part of the development parcel.			0.		
	1	13) Lot Dimensions	v			1	1
	•	14) Lot size in square feet	X				
	,	15) Buffer areas	X		l		
	,	16) Gross floor area		1	×		1
		17) lot coverage			X		1
	,	18) Design standards (list all for which a waiver is			×		
	1	requested)		l	^		
1	The	cale shall be a minimum of 1"=20' for tracts up to	-				
		res or 1"=50' for tracts over 40 acres. (No 15' scale)	×		l		I

			Submitted		Waiver	
		Yes	No	N/A	requested *	Remarks (for staff only)
	Map size: 8.5x13"; 15x21"; 24x36"; or 30x42". The following details shall be on all site plans:	X				
	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 (1) Type	X				
	(2) Caliper	×				
	(3) Square Footage	X				
	(4) Height	X				
	(5) Planting Schedule	X	1 1			
c	Maintenance procedures and guarantees     Survey showing block and lot numbers with metes and bounds description; existing and proposed easements, and size and location of any existing or proposed	X				
	structures with setbacks dimensions.					
	Demolition Plan, if applicable     Site plan, including all proposed structures and building	X				
'.	footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be	X				
J	removed.  J) Floor plans with all room dimensions including basement plan and roof plan.			×		
K	K) Locations of all mechanical and other equipment			X		
	Materials used in paved areas and walks and all other surface treatments.	x		6		
	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.  Refuse: location of dumpster, etc., screening height,	X				
	materials, details of removal path.			×		
	P) Signage: Lettering, dimensions, location, materials equipment, and lighting.			х		
	Recreation areas: location, square footage, materials, equipment and lighting			×		
۲	Elevations of all façades indicating colors and materials and window dimensions		1 1	X		
S	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		
Т	<ul> <li>Enlarged details of typical upper story windows, including dimensions, glazing details, sills and headers, projections, etc. at 1/4" scale where appropriate</li> </ul>			x		
L	For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.			Х		
V	<ul> <li>V) Elevation of roof indicating heating, ventilation and air- conditioning equipment, communication equipment, and antennae specifying screening height, colors and materials.</li> </ul>			х		
٧	W) Utility connection points into proposed structures (eg: façade conduits, transformers) to be detailed on site plans and façade elevations.			×		
Х	One illustrative site plan depicting details using the following color scheme:					
	(1) Asphalt paved areas: gray concrete	X	1			
	(2) Paved areas: beige	X				
	(3) Buildings: dark brown (4) Landscaped areas: light green	X				
	(5) Trees and shrubs: dark green	×				
	(6) Water: light blue	^		X		
	(7) Signs: red			×		
	(8) Lighting fixtures: black	X				
Y	Circulation: parking-spaces, dimensions, aisle widths, legation of accessible bike-racks/storage, car sharing,					
	sidewalk details, etc.	X				
Z	Z) Shadow study, if applicable			×		
	AA) Visual assessment, if required		1 1	×		1

1.5

		Yes	Submitted	N/A	Waiver requested *	Remarks (for staff only)
14.	Indication of review/approval (if applicable) by		1			, and the state of the
	Environmental Commission, Department of Environmental Protection, Army Corps of Engineers	X				
15.	Application filed with Historic Preservation Commission, if applicable			х		
16.	Indication if property contains a right-of-way preservation			х		
	area , per map 4.4-1 of the Jersey City Master Plan Circulation Element.			^		
ng	ineering Completeness		1 1			
	The following engineering details shall be included on					
	Plans. Plans will be forwarded to the Division of Engineering and/or other appropriate municipal review					
	agents for comment:					
	Survey, signed and sealed by a licensed surveyor, showing block and lot numbers with metes and bounds					
	description; existing and proposed easements, and	X				
	size and location of any existing or proposed structures with setbacks dimensions.					
	B) Location of project relative to adjacent properties and	v				
	improvements, including encroachments  C) Topographic data with existing and proposed	X				
	elevations.	X				
	D) Existing public rights-of-way with the existing and proposed utilities and service connections to the					
	project showing-pipe sizes, materials, lengths, rim-and	X				
	invert elevations for sewers, valves and other relevant information.					
	Also, all existing conditions and structures in the					
	adjacent public right-of-way, including but not limited to signposts, hydrants, street trees and tree pits, bus stops, etc.	Х				
	E) Proposed and exact location of above and below-					(3)
	ground utilities and amenities, including but not limited to traffic control poles, hydrants, street fumiture, and signal boxes.	X	1 1			
	F) Entrance to the project from public streets with curbs,	X				
	drop curbs, aprons, and sidewalks.  G) Storm system demand, strategy and design with					
	drainage calculations and impact on existing drainage detailed in an Engineering Report, in compliance with the Stormwater Control Ordinance.			x		
	H) Standards and details for curbs, wheel stops, walks,					
	catch basins, trenches, street grade and intersections, pavement cross sections and profiles, traffic control	X				
	and directional signs.  I) Parking lot drainage			· ·		
	Water service connections including valves, hydrants			×		
	K) Proposed erosion control plan and method of control	X				
	Water supply system demand, strategy and design			V		
	Water supply system demand, strategy and design     Sanitary sewer system demand, strategy and design			×		
	N) Traffic study, if required by Planning Director, showing					
	existing and proposed traffic flows and volumes. (Per §345-17)			X		
	VUTU-111		1 1		if necessary.	

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

Name: Gary T. Wagner

Title: General Counsel and Secretary

Sworn to before me this day of December, 2020

Notary Public

KATHLEEN A HALASZ
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2333125
26MY-COMMISSION EXPIRES AUG. 23, 2025

**AFFIDAVIT OF OWNERSHIP** 

STATE OF NEW JERSEY

) )ss.

COUNTY OF HUDSON

)33

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 do

December, 2020

Notary Public

KATHLEEN A HALASZ NOTARY PUBLIC STATE OF NEW JERSEY ID # 2333125

MX-COMMISSION EXPIRES AUG. 23, 2025

# 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

\_day of

. 20 20

**Notary Public** 

KATHLEEN A HALASZ

NOTARY PUBLIC

STATE OF NEW JERSEY

ID # 2333125

COMMISSION EXPIRES AUG. 23, 2025

#### **OWNERSHIP DISCLOSURE STATEMENT**

<u>OF</u>

#### 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.

APPLICANT Cali Harborside (Fee) Associates L	GENERAL PARTNER NAME/ ADDRESS P. a) Mack-Cali Sub X, Inc.	PERCENTAGE INTEREST						
Harborside 3 Harborside 3								
210 Hudson Street, Suite 400 Jersey City, N.J. 07311	210 Hudson Street, Suite 400 Jersey City, N.J. 07311	1%						
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%						
Mack-Cali Realty, L.P. Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311	<ul> <li>a) Mack-Cali Realty Corporation Harborside 3</li> <li>210 Hudson Street, Suite 400</li> <li>Jersey City, N.J. 07311</li> </ul>	90%						
	<ul><li>b) Various Individuals with less than a 10% ownership interest</li></ul>	10%						
Mack-Cali Realty Corporation Harborside 3 210 Hudson Street, Suite 400 Jersey City, NJ 07311  Dated: December 22 2020	a) Various Individuals with less than a 10% ownership interest	100%						
Harborside 3 210 Hudson Street, Suite 400	less than a 10% ownership interest  a) Various Individuals with less than a 10% ownership							

Gary T/ Wagner

General Counsel & Secretary

Sworn to before me this 22 day of December, 2020

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.

#### **APPLICANT**

Mack-Cali Plaza I L.L.C. Harborside 3 210 Hudson Street, Suite 400 Jersey City, N.J. 07311

### MEMBERS NAME/ MEMBERS ADDRESS

a) Mack-Cali Realty, L.P.Harborside 3210 Hudson Street, Suite 400Jersey City, N.J. 07311

PERCENTAGE INTEREST

100%

90%

#### **Further Breakdown**

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
- 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

Dated: December , 2020

Sworn to before me this 22 day of December, 2020

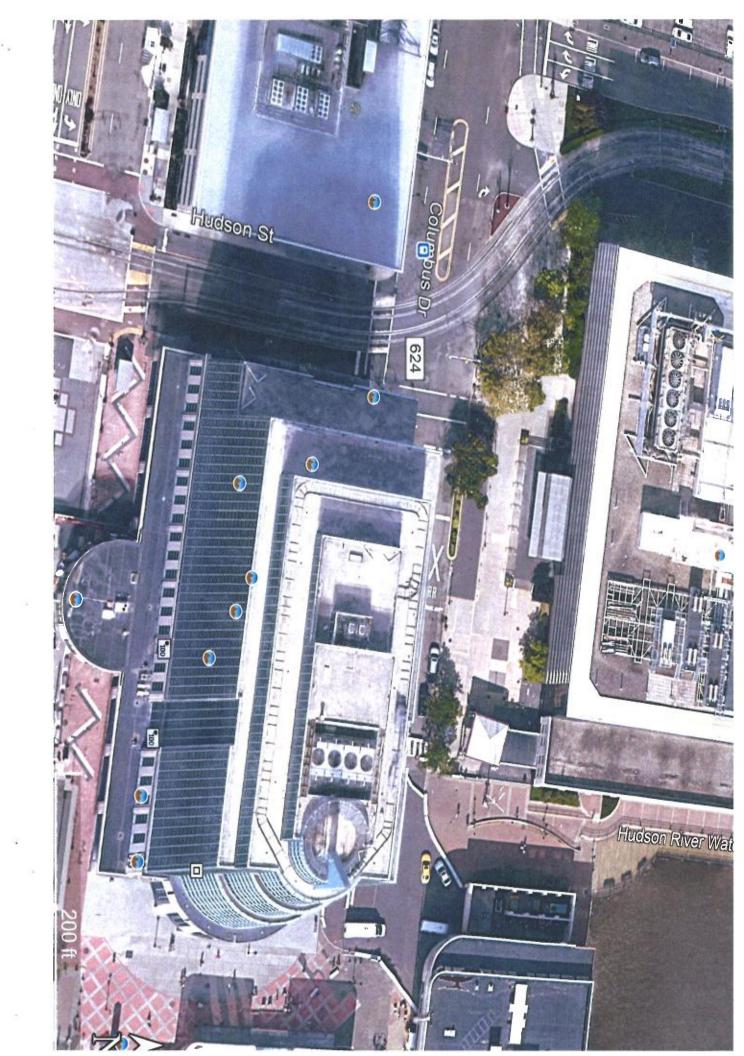
Notary Public

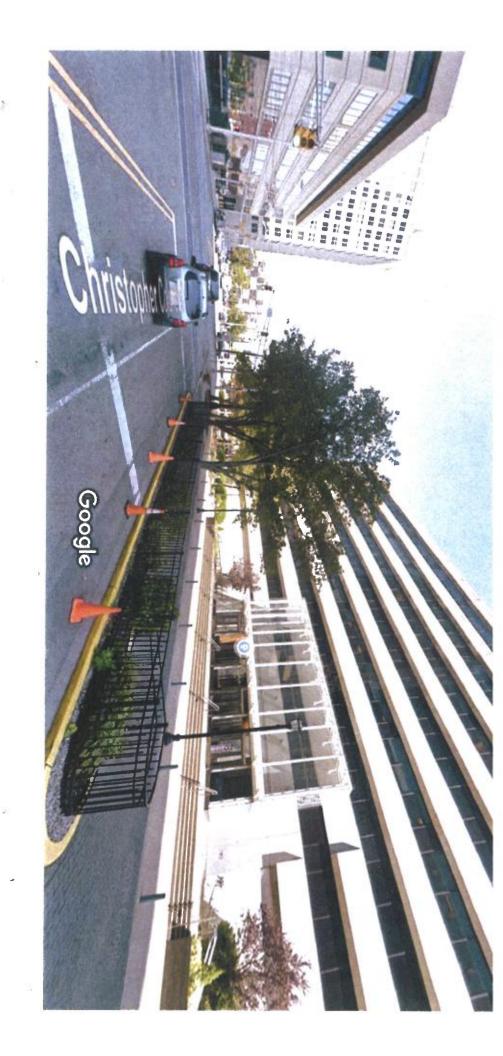
a) Various Individuals with less than a 10% ownership interest

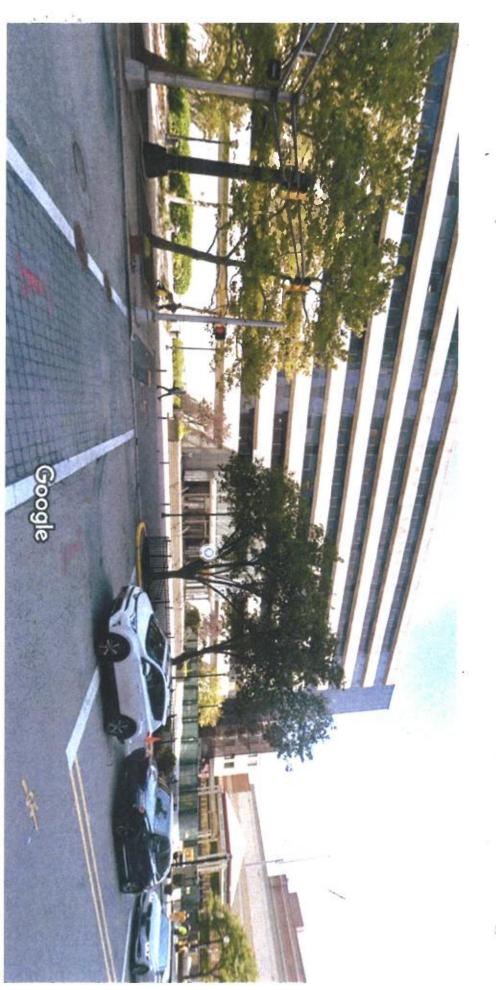
100%

Gary/T. Wagner

Genéral Counsel & Secretary







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