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1085 Raymond Blvd., 19th Floor
Newark, New Jersey 07102
UNITED STATES OF AMERICA
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Ann Murphy
Paralegal
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March 27, 2024

VIA FEDEX & E-MAIL: CBLACK@JCNJ.ORG

Cameron Black, Secretary Jersey City Planning Board
Department of Housing, Economic Development & Commerce
Division of City Planning
City Hall Annex
1 Jackson Square (a/k/a 360 MLK Drive)
Jersey City, NJ 07305-3717

**Re: Affidavit of Proof of Service – (Case No. P2023-0102)
NEQ 8A, LLC
Application for Final Major Site Plan Approval
20 Long Slip, 2 Long Slip, Washington Blvd. & River Dr.
Block 7302, Lots 3.18, 3.19, 3.05 & 3.16 (to be 3.19, 3.20, 3.21, 3.16 & 3.05)
Jersey City, New Jersey**

Dear Mr. Black:

This office represents NEQ 8A, LLC ("Applicant") in connection with its application for preliminary and final major site plan and minor subdivision approval for the above-referenced property. The hearing in connection with this application was originally scheduled before the Planning Board ("Board") on March 19, 2024 and subsequently rescheduled to April 2, 2024, in order to afford the City of Jersey City's Engineers an opportunity to provide comments prior to the hearing. As such, we have re-noticed all property owners within a 200 ft. radius of the subject property to advise of the April 2nd hearing.

The application has again been rescheduled and will now heard on May 7, 2024. We ask that you kindly accept service of the enclosed Affidavit of Proof of Service with respect to the Notice of Public Hearing served upon all property owners and allow notice to be carried on the record and preserved for the following meeting scheduled before the Board on May 7th.

Thank you in advance for your consideration.

Very truly yours,


ANN MURPHY

AMM/am
Enclosures
cc: Elnardo J. Webster II, Esq.

Roseland

Jersey City

Newark

New York

Cherry Hill

Philadelphia

AFFIDAVIT OF PROOF OF SERVICE
CITY OF JERSEY CITY
PLANNING BOARD

STATE OF NEW JERSEY)
) S.S.
COUNTY OF ESSEX)

I, ELNARDO J. WEBSTER II, of full age and being duly sworn according to law deposes and says:

1. I am an Attorney at Law of the State of New Jersey and a Partner of the law firm Connell Foley LLP, One Newark Center, 1085 Raymond Blvd., 19th Floor, Newark, New Jersey 07102, attorneys for NEQ 8A LLC ("Applicant"), for the property located at 20 Long Slip, 2 Long Slip, Washington Boulevard and River Drive, and designated as Block 7302, Lots 3.18, 3.19, 3.05 & 3.16 (to be 3.19, 3.20, 3.21, 3.16 & 3.05) on the Tax Map of the City of Jersey City ("Property"). The subject Property is located within the Newport Redevelopment Plan ("Plan").

2. The Public Hearing in connection with this application, Case No. P2023-0102 was originally scheduled before the Planning Board on Tuesday, March 19, 2024, at 5:30 p.m. However, the City of Jersey City ("City") has advised that its engineering department will not be able to provide comments in time for the March 19th hearing. As such, the application will be carried to the following meeting scheduled on April 2, 2024 at 5:30 p.m. Notice will be carried on the record and preserved for the April 2nd hearing date.


3. With regard to public notice, the undersigned obtained a certified property owners' list dated February 26, 2024 from the City of Jersey City's Office of the City Assessor with regard to property owners and all parties entitled to a notice of public hearing (the "List"). A true copy of the List is attached hereto as **Exhibit "A."**

4. On March 22, 2024 this office mailed to all property owners on the List by Certified Mail, Return Receipt Requested, a copy of the Notice of Public Hearing. A copy of said notice is attached hereto as **Exhibit "B."** Notices were also mailed to the Clerk of the City of Jersey City, Hudson County Planning Board, New Jersey Department of Transportation, New Jersey Department of State and the applicable utilities.

5. The original green and white copies of the certified mail postal receipts with the aforementioned March 22, 2024 postmark date are attached hereto as **Exhibit "C."**

6. Attached to this original Affidavit as **Exhibit "D,"** is an Affidavit of Publication confirming publication of the Notice of Public Hearing in The Jersey Journal on March 23, 2024.

Dated: March 27, 2024



ELNARDO J. WEBSTER II
Attorney-at-Law of the
State of New Jersey

EXHIBIT A



CITY OF JERSEY CITY

Office of the City Assessor
One Jackson Square
364 M.L. King Drive, 3rd Floor
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

LAURA F. TACURI, ACTING TAX ASSESSOR

February 26, 2024

**PROPERTY LOCATION OF APPLICATION: 2-20 Long Slip, River Dr. and
Washington Boulevard**

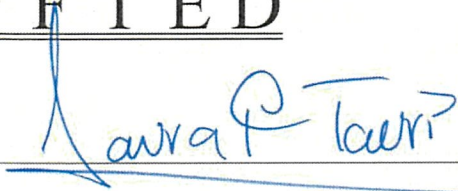
BLOCK(S): 7302 LOT(S): 3.05, 3.16, 3.18 & 3.19

**NAME OF APPLICANT: Jodi Luciani, Esq.
c/o Connell Foley, LLP
One Newark Center
1085 Raymond Blvd., 19th Floor
Newark, NJ 07102**

APPLICANT'S TELEPHONE #: (973) 436-5800

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


LAURA F. TACURI, Acting Tax 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 7302 - Lots 3.05, 3.16, 3.18 & 3.19

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

Property Location: 2-20 Long Slip, River Dr., Washington Blvd.

Date: February 26, 2024

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7301	1		100 FOURTEENTH ST.	NEWPORT/18TH ST. LTD.	P.O. BOX 9456 (TARGET)	MINNEAPOLIS, MN	55440
7302	1		686 MARIN BLVD.	STATE OF NJ DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N J	08625
7302	3.03		636 WASHINGTON BLVD.	NEWPORT CENTRE	40 W. 57TH ST.,#23 FL.	NEW YORK, NY	10019
7302	3.06		HUDSON RIVE WW	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	3.07		SIXTEENTH ST.	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	3.08		RIVER DR	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	3.09		180 RIVER DRIVE	WAVE PROPERTY LLC	111 TOWN SQUARE PLACE	JERSEY CITY, NJ	07310
7302	3.10		HUDSON RIVER WW	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	3.13		30 PARK LANE NORTH	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	3.14		NORTH BLVD	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	3.15		44 PARK LANE NORTH	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	3.17		62 LONG SLIP	NEWPORT ASSOCIATES DEV'T. CO.	111 TOWN SQUARE PLACE	JERSEY CITY, NJ	07310
7302	4.01		2 FOURTEENTH ST.	NEWPORT CENTRE	40 W. 57TH ST.,#23FL.	NEW YORK, NY	10019

EXHIBIT B

**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT 20 LONG SLIP, 2 LONG SLIP,
WASHINGTON BOULEVARD AND RIVER DRIVE, JERSEY CITY, NJ,
ALSO IDENTIFIED AS BLOCK 7302, LOTS 3.19, 3.18, 3.16 & 3.05
(to be 3.19, 3.20, 3.21, 3.16 & 3.05)**

PLEASE TAKE NOTICE that on Tuesday, April 2, 2024, at 5:30 p.m., a public meeting (“**Meeting**”) will be held before the Jersey City Planning Board (“**Board**”) regarding the application, **Case No. P2023-102** (“**Application**”), of NEQ 8A LLC (“**Applicant**”), for the property located at 20 Long Slip, 2 Long Slip, Washington Boulevard and River Drive, and designated as Block 7302, Lots 3.18, 3.19, 3.05 & 3.16 (to be 3.19, 3.20, 3.21, 3.16 & 3.05) on the Tax Map of the City of Jersey City (“**Property**”). The subject Property is located within the Newport Redevelopment Plan (“**Plan**”).

The subject Property at 20 Long Slip (aka Newport Site 8) is identified as Lots 3.05, 3.16, 3.18, and 3.19 on Block 7302. The subject Property is bound by NJ Transit and Hudson Bergen Light Rail (HBLR) to the north, the Hudson River waterfront walkway to the east, Long Slip to the south, and Washington Boulevard to the west. The subject Property has a total area of 144,436 square feet or 3.3 acres.

The Applicant received amended preliminary **major site plan approval** from the Board by Resolution P21-163, dated July 26, 2022. The Applicant now seeks final major site plan approval to construct one tower, a high-rise mixed-use residential and commercial building on a portion of Lot 3.18 (Proposed Lot 3.21) and accessory surface parking on a portion of Lot 3.18 (Proposed Lot 3.20). The building shall consist of five-hundred and twenty-nine (529) residential units and 2,364 square feet of retail/restaurant space. This Application for final major site plan approval has been filed with the Board simultaneously with a separate application for minor subdivision approval to subdivide Lot 3.18 into proposed Lots 3.20 and 3.21.

Upon our review of the relevant zoning information within the Redevelopment Plan, the Applicant seeks no relief from the Board in connection with the Application. However, the Applicant reserves the right to request any additional approvals, permits, variances, interpretations, waivers or exceptions or corrections as reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review processing or hearing of this Application.

Any person or persons affected by this application may have an opportunity to be heard at the hearing of Tuesday, April 2, 2024 at 5:30 P.M. in the City Hall Annex Boardroom, 4 Jackson Square (aka 39 Kearney Ave), Jersey City, NJ 07305, or at any date and time to which the Board may adjourn, at which time you may appear either in person, by agent or attorney and present comments which you may have regarding this application

TAKE FURTHER NOTICE that all documents relating to this application may be inspected by the public in the City Planning Division, City Hall Annex, 1 Jackson Square, Jersey City, New Jersey 07305 during normal business hours.

PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov.

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.

NEQ 8A LLC, Applicant

Elnardo J. Webster, II, Esq.

Connell Foley LLP

Attorney for Applicant

(973) 436-5800

EXHIBIT C

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80 PARK PLAZA

NEWARK, NEW JERSEY 07102

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HARRINGTON PARK, NJ 07640

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540 BROAD STREET

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P.O. BOX 9456 (TARGET)

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1035 PARKWAY AVE
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WAVE PROPERTY LLC
111 TOWN SQUARE PLACE
JERSEY CITY, NJ 07310



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111 TOWN SQUARE PLACE
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NEWPORT CENTRE
40 W. 57TH ST.,#23 FL.
NEW YORK, NY 10019

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MUNICIPAL CLERK, CITY OF JERSEY CITY
OFFICE OF THE CLERK
280 GROVE STREET
JERSEY CITY, NJ 07302

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City, Sta

HUDSON COUNTY PLANNING BOARD
DIVISION OF PLANNING
BERGEN SQUARE CENTER
830 BERGEN AVENUE, SUITE 6A
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STATE PLANNING COMMISSION
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EXHIBIT D

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 03/23/2024

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 25th day of March 2024

Diana L. Hauser
Notary Public



**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
20 LONG SLIP, 2 LONG SLIP,
WASHINGTON BOULEVARD AND
RIVER DRIVE, JERSEY CITY, NJ,
ALSO IDENTIFIED AS BLOCK 7302,
LOTS 3.19, 3.18, 3.16 & 3.05
(to be 3.19, 3.20, 3.21, 3.16 & 3.05)**

PLEASE TAKE NOTICE that on Tuesday, April 2, 2024, at 5:30 p.m., a public meeting ("Meeting") will be held before the Jersey City Planning Board ("Board") regarding the application, Case No. P2023-102 ("Application"), of NEQ 8A LLC ("Applicant"), for the property located at 20 Long Slip, 2 Long Slip, Washington Boulevard and River Drive, and designated as Block 7302, Lots 3.18, 3.19, 3.05 & 3.16 (to be 3.19, 3.20, 3.21, 3.16 & 3.05) on the Tax Map of the City of Jersey City ("Property"). The subject Property is located within the Newport Redevelopment Plan ("Plan").

The subject Property at 20 Long Slip (aka Newport Site 8) is identified as Lots 3.05, 3.16, 3.18, and 3.19 on Block 7302. The subject Property is bound by NJ Transit and Hudson Bergen Light Rail (HBLR) to the north, the Hudson River waterfront walkway to the east, Long Slip to the south, and Washington Boulevard to the west. The subject Property has a total area of 144,436 square feet or 3.3 acres.

The Applicant received amended preliminary major site plan approval from the Board by Resolution P21-163, dated July 26, 2022. The Applicant now seeks final major site plan approval to construct one tower, a high-rise mixed-use residential and commercial building on a portion of Lot 3.18 (Proposed Lot 3.21) and accessory surface parking on a portion of Lot 3.18 (Proposed Lot 3.20). The building shall consist of five-hundred and twenty-nine (529) residential units and 2,364 square feet of retail/restaurant space. This Application for final major site plan approval has been filed with the Board simultaneously with a separate application for minor subdivision approval to subdivide Lot 3.18 into proposed Lots 3.20 and 3.21.

Upon our review of the relevant zoning information within the Redevelopment Plan, the Applicant seeks no relief from the Board in connection with the Application. However, the Applicant reserves the right to request any additional approvals, permits, variances, interpretations, waivers or exceptions or corrections as reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review processing or hearing of this Application.

Any person or persons affected by this application may have an opportunity to be heard at the hearing of Tuesday, April 2, 2024 at 5:30 P.M. in the City Hall Annex Boardroom, 4 Jackson Square (aka 39 Kearney Ave), Jersey City, NJ 07305, or at any date and time to which the Board may adjourn, at which time you may appear either in person, by agent or attorney and present comments which you may have regarding this application

TAKE FURTHER NOTICE that all documents relating to this application may be inspected by the public in the City Planning Division, City Hall Annex, 1 Jackson Square, Jersey City, New Jersey 07305 during normal business hours.

PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov.

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.

NEQ 8A LLC, Applicant
Elnardo J. Webster, II, Esq.
Connell Foley LLP
Attorney for Applicant
(973) 436-5800

03/23/24

\$257.59

