

**DONALD M. PEPE** | Partner

dpepe@sh-law.com

Direct Phone: 732-568-8370 | Fax: 201-896-8660

March 16, 2022

**VIA FEDERAL EXPRESS AND ELECTRONIC MAIL TO [opper@jenj.org](mailto:opper@jenj.org)**

Attention: Liz Opper, AICP

Jersey City Planning Division

Division of City Planning

City Hall Annex

1 Jackson Square a/k/a 360 MLK Drive

Jersey City, NJ 07305

**Re: Coles Jersey Development Co., LLC  
Revised Preliminary and Final Major Site Plan Application  
Block 6004, Lots 1.01, 1.02 and 1.03 and Block 6005, Lots 13.01, 13.02, 13.03 and  
13.04  
Jersey City, NJ  
Affidavit of Service Case P22-032**

Dear Ms. Opper:

Enclosed, please find the following:

1. Affidavit of Service;
2. Certified list of property owners;
3. Original stamped certified receipts; and
4. A copy of the proof of publication in the Jersey Journal.

Very truly yours,

*/s/ Donald M. Pepe*

Donald M. Pepe, Esq.

For the Firm

DMP/ab

Encl.

**AFFIDAVIT OF SERVICE**

STATE OF NEW JERSEY

SS


COUNTY OF

**ANDREA VERDUGO**, of full age, being duly sworn according to law deposes and says:

Attached is a certified list of property owners located within 200 feet of Block 6004, Lots 1, 1.02, and 1.03 and Block 6005, Lots 13.01, 13.02, 13.03 and 13.04 in the City of Jersey City, New Jersey. The property affected by the City of Jersey City Planning Board Hearing scheduled for March 22, 2022, at 5:30 p.m.

1. On March 9, 2022, a copy of the Legal Notice associated with this Hearing was served on each of said persons on the 200-foot list via certified mail, return receipt requested. The original certified mail receipts are attached hereto.

2. On March 12, 2022, a copy of the Legal Notice associated with this Hearing was published in the Jersey Journal. Attached is a copy of the Affidavit of Publication.

  
\_\_\_\_\_  
**ANDREA VERDUGO**

Sworn to and subscribed before me  
This 16<sup>th</sup> day of March 2022.

  
\_\_\_\_\_

**JOHN M. PALUMBO**  
**NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires Oct. 28, 2026**



# CITY OF JERSEY CITY

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Office of the City Assessor  
City Hall Annex  
364 M.L. King Drive, 3<sup>rd</sup> Floor  
Jersey City, New Jersey 07305  
Telephone: (201) 547-5131

**EDUARDO TOLOZA, CITY ASSESSOR**

February 25, 2022

**PROPERTY LOCATION OF APPLICATION: 286 & 289 Coles St., 258-282 Sixteenth St.  
and 311 & 312 Seventeenth St.**

**BLOCK(S)/LOT(S): 6003/1 & 2.01, 6004/1.01-1.03 and 6005/13.01-13.04**

**NAME OF APPLICANT: Scarinci Hollenbeck  
One River Center  
331 Newman Springs Road, Bldg. 3, Suite 310  
Red Bank, NJ 07701-5692**

**APPLICANT'S TELEPHONE #: (732) 780-5590**

Pursuant to your request, attached herewith is a list of properties located within 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**

A handwritten signature in black ink, appearing to read "Eduardo Toloz", is written over a horizontal line. The signature is stylized and cursive.

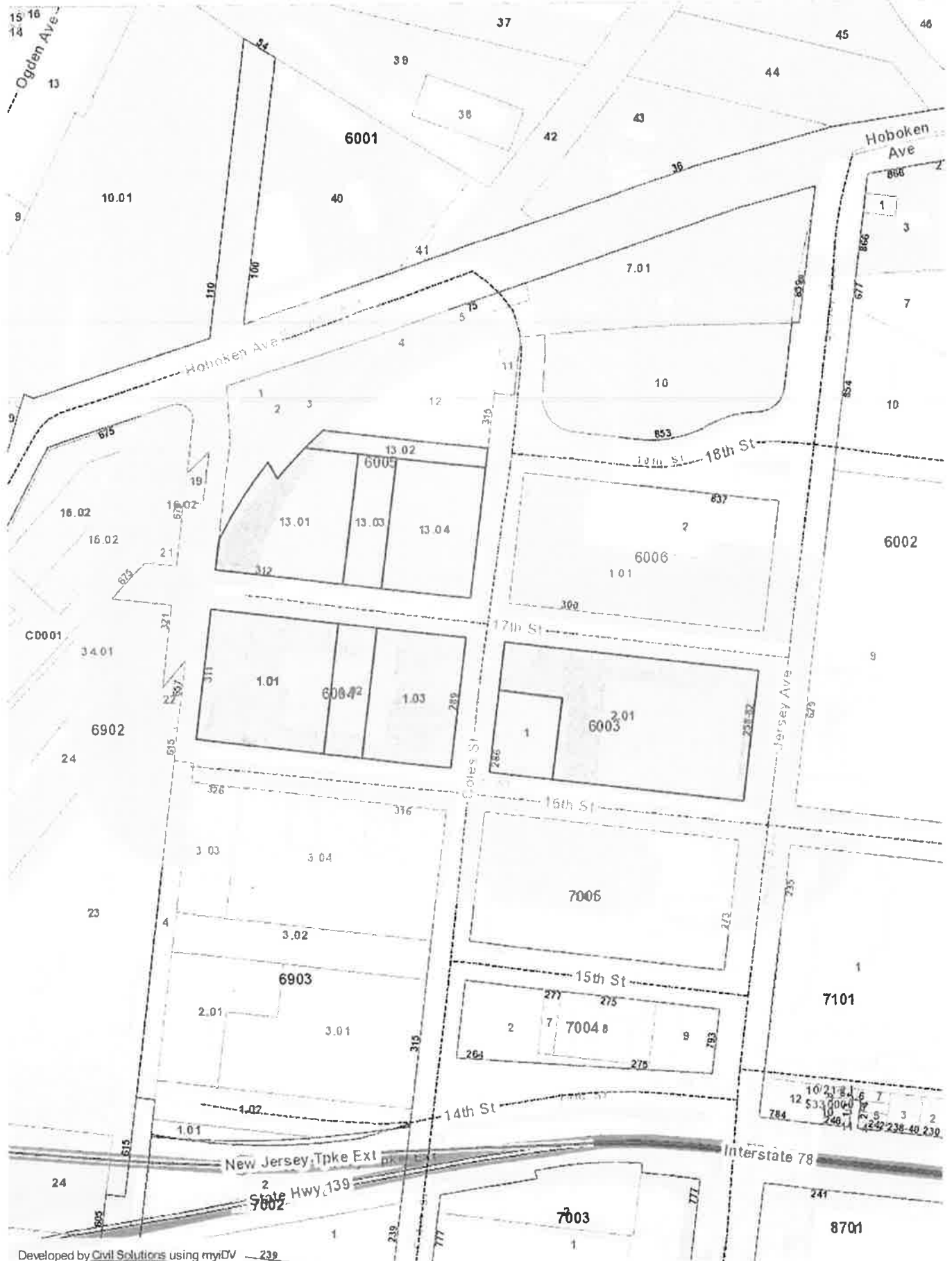
**EDUARDO TOLOZA, City Assessor**

**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

# Buffer Report - Map

Jersey City





# CITY OF JERSEY CITY

Office of the City Assessor

Subject Property (B/L): 6003/1 & 2.01 , 6004/1.01-1.03 and 6005/13.01-13.04

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

Property Location: 286 & 289 Coles St., 258-282 Sixteenth St. and 311 & 312 Seventeenth St.

Date: February 25, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
6001	40		100 HOBOKEN AVE.	100 HOBOKEN AVE.PARTNERS URBAN LLC.	16 MICROLAB RD.SUITE A	LIVINGSTON, NJ	07039
6002	9		629 GROVE ST.	NEW ROCK PROP.%LACKAWANNA WHSE CO.,	1185 SIXTH AVE 10 FL	NEW YORK, NY	10036
6005	1		HOBOKEN AVE.	NJ DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVE.	TRENTON, NJ	08625
6005	2		HOBOKEN AVE	PARKS AT VL SOUTH,LLC.% BNE REAL ES	16 MICROLAB ROAD ,STE# A	LIVINGSTON, NJ	07039
6005	3		HOBOKEN AVE.	NEW JERSEY TRANSIT	ONE PENN CENTER PLAZA	NEWARK, N.J.	07105
6005	4		HOBOKEN AVE.	NEW JERSEY TRANSIT	ONE PENN PLAZA EAST	NEWARK, N.J.	07105
6005	5		75 HOBOKEN AVE.	NEW JERSEY TRANSIT CORP.	ONE PENN PLAZA EAST	NEWARK, N.J.	07105
6005	7.01		JERSEY AVE.	NEW JERSEY TRANSIT	ONE PENN PLAZA EAST	NEWARK, N.J.	07105
6005	10		853 JERSEY AVE.	JERSEY AVENUE 18 LAND, LLC (TAX)	40 W 57TH ST FL 23	NEW YORK, N.Y.	10019
6005	11		HOBOKEN AVE.	NEW JERSEY TRANSIT	ONE PENN PLAZA EAST	NEWARK, NJ	07102
6005	12		315 COLES ST	STORAGEBLUE COLES ST., LLC.	650 EAST PALISADE AVE.	ENGLEWOOD CLIFFS, NJ	07632
6006	1.01		300 COLES ST.	BLUE STONE I HOLDING %AEW CAPITAL	2 SEAPORT LANE	BOSTON, MA	02210
6006	2		837 JERSEY AVE.	C/O AEW CAPITAL MANAGEMENT	2 SEAPORT LANE	BOSTON, MA	02210
6902	16.02		675 MONMOUTH ST.	THE VAN LEER CONDOMINIUM ASSOC.INC.	675 MONMOUTH ST.	JERSEY CITY, NJ	07306
6902	16.02	C0001	675 MONMOUTH ST.	VAN LEER PLACE, L.L.C.	16 MICROLAB RD.,#A	LIVINGSTON, NJ	07039
6902	16.02	P0001	675 MONMOUTH ST.	VAN LEER PLACE, L.L.C.	16 MICROLAB RD.,#A	LIVINGSTON, NJ	07039
6902	16.02	P0002	675 MONMOUTH ST.	VAN LEER PLACE, L.L.C.	16 MICROLAB RD.,#A	LIVINGSTON, NJ	07039

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODF
6902	19		MONMOUTH ST.	NJ TRANSIT	P. O. BOX 8499	PHILADELPHIA, PA.	19101
6902	20		MONMOUTH ST.	NJ TRANSIT	P. O. BOX 8499	PHILADELPHIA, PA.	19101
6902	21		SEVENTEENTH ST.	NEW JERSEY TRANSIT	ONE PENN PLAZA EAST	NEWARK, N.J.	07105
6902	22		657 MONMOUTH ST.	NEWPORT CITY DEVELOPMENT % LEFRAK	40 WEST 57TH 23RD FL	NEW YORK, NY	10019
6902	23		615 MONMOUTH ST.	NEWPORT CITY DEVELOPMENT % LEFRAK	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
6902	24		605 MONMOUTH ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
6902	34.01		321 SEVENTEENTH ST.	TEXAS EASTERN TRANSMISSION, LP	P.O. BOX 2629	ADDISON, TEXAS	75001
6903	3.03		326 FIFTEENTH ST.	COLES ST.ASSOC.% MANHATTAN BLDG.CO	300 COLES ST., SUITE 2	JERSEY CITY, NJ	07310
6903	3.04		316 FIFTEENTH ST.	COLES ST.ASSOC.% MANHATTAN BLDG.CO	300 COLES ST., SUITE 2	JERSEY CITY, NJ	07310
6903	4		MONMOUTH ST.	COLES ST.ASSOC.% MANHATTAN BLDG.CO	300 COLES ST., SUITE 2	JERSEY CITY, NJ	07310
7005	1.01		273 SIXTEENTH ST.	MC SOHO LOFTS TIC I & II, LLC	210 HUDSON ST., STE 400	JERSEY CITY, NJ	07311
7101	1		235 SIXTEENTH ST.	HOUSING AUTHORITY OF JERSEY CITY	514 NEWARK AVE.	JERSEY CITY, NJ	07306

## LEGAL NOTICE

PLEASE TAKE NOTICE that Coles Jersey Development Co., LLC (the "Applicant") is seeking Amended Preliminary and Final Major Site Plan Approval with Deviations for Case Number P22-032 in connection with certain property formally known as Block 6004, Lots 1.01, 1.02 and 1.03 and Block 6005, Lots 13.01, 13.02, 13.03 and 13.04 (the "Property") as shown on the Tax Map of the City of Jersey City.

The proposed development (the "Project") is part of a comprehensive neighborhood redevelopment effort involving Blocks 6004 and a portion of Block 6005 and associated roads within the Jersey Avenue Park Redevelopment Plan (JAPRP) Mixed Use District and constitutes one part of an overall development proceeding in tandem and coordination with a related application for development of Block 6003.

The Applicant proposes a total of 465 dwelling units on Blocks 6004 and a portion of Block 6005 distributed over the two blocks. The project density is a total of 1,147 units distributed over the Property and Block 6003 calculated according to X.C.6 of the JAPRP (where 1,181 units were allocated to the three blocks under a previous approval, representing an overall reduction in density). The remainder of 682 units are proposed on Block 6003 (where 670 units were allocated to this block under a previous approval).

The Applicant will again seek "c" variance relief from certain standards within the Mixed-Use District section of the JAPRP. Specifically, relief is being sought from (i) Section *X.C.4.-Permitted Height* where 11 Stories are permitted and 12 stories are proposed (representing one (1) additional 10' story); (ii) Section *X.C.7-Minimum Unit Size* where a minimum unit size of 550 s.f. is requested with respect to studio units where a minimum of 600 s.f. is required, 700 s.f. is requested with respect to one-bedroom units where 750 s.f. is required, 950 s.f. with respect to two-bedroom units where 1,000 s.f. is required; (iii) the maximum number of signs where two signs are permitted and 4 are proposed; and (iv) Section V.H which requires new sidewalks to be 15' wide where the Applicant is seeking several points of relief where entry stoops are proposed to individual units along several building frontages that reduces the sidewalk width to 11' at such locations. All relief sought is consistent with or represents a reduction from relief previously granted.

The Applicant requests that the application be deemed amended to include any additional approvals, design waivers, deviations, variances or exceptions and/or relief from any prior conditions which are determined to be necessary in the review and processing of this application, whether requested by the Board or otherwise.

**Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on Tuesday, March 22, 2022, at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:**

<b>Zoom link to join meeting:</b>	<a href="https://us02web.zoom.us/j/82541660971">https://us02web.zoom.us/j/82541660971</a>
<b>Call-in Number and Webinar ID#:</b>	+1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 and web id: 825 4166 0971

**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](http://data.jerseycitynj.gov). The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

**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 at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning).

**ANY QUESTIONS** can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org).

By:  
Donald M. Pepe, Esq.  
Scarinci Hollenbeck  
One River Centre  
331 Newman Springs Road  
Building 3, Suite 310  
Red Bank, NJ 07701  
Attorney for Applicant



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City, St

Storageblue Coles St., LLC  
650 East Palisade Ave.  
Englewood Cliffs, NJ 07632

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Jersey Avenue 18 Land, LLC (Tax)  
40 W 57<sup>th</sup> St. FL 23  
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Blue Stone I Holding %Aew Capital  
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Street  
City, St

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<input type="checkbox"/> Adult Signature Required	\$
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Street  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total P	\$

Sent To **The Van Leer Condominium Assoc.Inc.**  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total P	\$

Sent To **Van Leer Place, L.L.C.**  
**16 Microlab Rd.,#A**  
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total P	\$

Sent To **Van Leer Place, L.L.C.**  
**16 Microlab Rd.,#A**  
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<input type="checkbox"/> Adult Signature Required	\$
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Postmark  
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Sent To **NJ Transit**  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total P	\$

Sent To **Van Leer Place, L.L.C.**  
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**Livingston, NJ 07039**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total P	\$

Sent To **NJ Transit**  
**P.O. Box 8499**  
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Postage	\$	
Total	\$	

Sent To: **New Jersey Transit**  
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Sent To: **City of Jersey City**  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
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Postage	\$	
Total	\$	

Sent To: **Newport City Development % Lefrak**  
 Street: **40 West 57<sup>th</sup> 23<sup>rd</sup> FL**  
 City, State: **New York, NY 10019**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
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Sent To: **Texas Eastern Transmission, LP**  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total	\$	

Sent To: **Newport City Development % Lefrak**  
 Street: **40 West 57<sup>th</sup> St. 23<sup>rd</sup> FL**  
 City, State: **New York, NY 10019**

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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Post	\$	

Sent To: **Coles St. Assoc. % Manhattan Bldg. Co.**  
 Street: **300 Coles St., Suite 2**  
 City, State: **Jersey City, NJ 07310**

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Sent: Coles St.Assoc. % Manhattan Bldg. Co.  
 Street: 300 Coles St., Suite 2  
 City: Jersey City, NJ 07310

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
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Total \$

Sent: Housing Authority of Jersey City  
 Street: 514 Newark Avenue  
 City: Jersey City, NJ 07306

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
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Total \$

Sent: Coles St.Assoc. % Manhattan Bldg. Co.  
 Street: 300 Coles St., Suite 2  
 City: Jersey City, NJ 07310

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Sent: NJ Department of State  
 Street: NJ Business Action Center  
 Office of Planning Advocacy  
 P.O. Box 820  
 City: Trenton, New Jersey 08625-0820

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
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Sent: MC Soho Lofts TIC I & II, LLC  
 Street: 210 Hudson St., STE 400  
 City: Jersey City, NJ 07311

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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 03/12/2022**

*Mary C. Taylor*  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 14th day of March 2022

*[Signature]*  
Notary Public

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

**LEGAL NOTICE**

PLEASE TAKE NOTICE that Coles Jersey Development Co., LLC (the "Applicant") is seeking Amended Preliminary and Final Major Site Plan Approval with Deviations for Case Number P22-032 in connection with certain property formally known as Block 6004, Lots 1.01, 1.02 and 1.03 and Block 6005, Lots 13.01, 13.02, 13.03 and 13.04 (the "Property") as shown on the Tax Map of the City of Jersey City.

The proposed development (the "Project") is part of a comprehensive neighborhood redevelopment effort involving Blocks 6004 and a portion of Block 6005 and associated roads within the Jersey Avenue Park Redevelopment Plan (JAPRP) Mixed Use District and constitutes one part of an overall development proceeding in tandem and coordination with a related application for development of Block 6003.

The Applicant proposes a total of 465 dwelling units on Blocks 6004 and a portion of Block 6005 distributed over the two blocks. The project density is a total of 1,147 units distributed over the Property and Block 6003 calculated according to X.C.6 of the JAPRP (where 1,181 units were allocated to the three blocks under a previous approval, representing an overall reduction in density). The remainder of 682 units are proposed on Block 6003 (where 670 units were allocated to this block under a previous approval).

The Applicant will again seek "c" variance relief from certain standards within the Mixed-Use District section of the JAPRP. Specifically, relief is being sought from (i) Section X.C.4-Permitted Height where 11 Stories are permitted and 12 stories are proposed (representing one (1) additional 10' story); (ii) Section X.C.7-Minimum Unit Size where a minimum unit size of 550 s.f. is requested with respect to studio units where a minimum of 600 s.f. is required, 700 s.f. is requested with respect to one-bedroom units where 750 s.f. is required, 950 s.f. with respect to two-bedroom units where 1,000 s.f. is required; (iii) the maximum number of signs where two signs are permitted and 4 are proposed; and (iv) Section V.H which requires new sidewalks to be 15' wide where the Applicant is seeking several points of relief where entry stoops are proposed to individual units

along several building frontages that reduces the sidewalk width to 11' at such locations. All relief sought is consistent with or represents a reduction from relief previously granted.

The Applicant requests that the application be deemed amended to include any additional approvals, design waivers, deviations, variances or exceptions and/or relief from any prior conditions which are determined to be necessary in the review and processing of this application, whether requested by the Board or otherwise.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on Tuesday, March 22, 2022, at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:  
<https://us02web.zoom.us/j/82541660971>

Call-in Number and Webinar ID#:  
+1 929 205 6099 or +1 301 715 8592  
or +1 312 626 6799 or +1 669 900 6833  
or +1 253 215 8782 or +1 346 248 7799  
and web id: 825 4166 0971

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](http://data.jerseycitynj.gov). The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

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 at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning).

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](mailto:cityplanning@icnj.org).

By:  
Donald M. Pepe, Esq.

Scarinci Hollenbeck  
One River Centre  
331 Newman Springs Road  
Building 3, Suite 310  
Red Bank, NJ 07701  
Attorney for Applicant

03/12/22

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1100 VALLEY BROOK  
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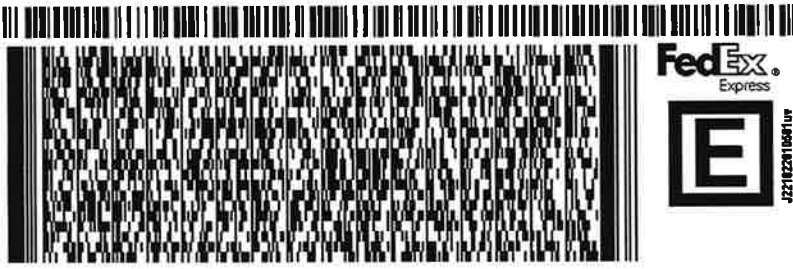
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**JERSEY CITY PLANNING DIVISION**  
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**JERSEY CITY NJ 07305**

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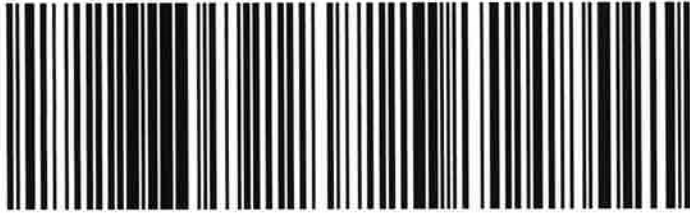


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