

Connell Foley LLP Harborside 5 185 Hudson Street, Suite 2510 Jersey City, NJ 07311 P 201.521.1000 F 201.521.0100 Allyson M. Kasetta Of Counsel

June 20, 2023

### VIA E-MAIL AND FEDEX

Matt Ward, Senior Planner Jersey City Division of Planning City of Jersey City, City Hall Annex 1 Jackson Square a/k/a 360 MLK Drive Jersey City, NJ 07305-3717

Applicant:

AR SciTech LLC

Property:

Preliminary and Final Site Plan Approval with

Variances/Deviations - 225 Phillip Street, Jersey City, New Jersey - Block 21504, Lot 4.04 (Formerly part of Lots 4.01 and 5

prior to its subdivision)

Dear Sir/Madam:

Please be advised this office represents AR SciTech LLC (the "Applicant"). In support of my client's General Development Application filed with the Division of City Planning, the following is being submitted for your review and file:

- One (1) Original Affidavit Proof of Mailing/Service with original stamped mailing list attached;
- Copy of Certified List of Property Owners dated as of May 24, 2023;
- One (1) Public Notice;
- 4. One (1) copy of Applicant's legal ad original Affidavit of Publication dated June 16, 2023; and
- 5. Copy of a letter sent to the State Planning Commission providing copies of the General Development Application filed with the Jersey City Planning along with copies of all supporting documents.

Please do not hesitate to contact the undersigned if you have any questions and/or comments regarding this application.

Very truly yours,

Allyson M. Kasetta

Allyson M. Kasetta

Roseland

Jersey City

Newark

New York

Cherry Hill

Philadelphia

# AFFIDAVIT OF PROOF OF SERVICE/MAILING

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

**ALLYSON M. KASETTA, ESQ.,** of full age, being duly sworn according to law on his oath, deposes, and says that his office is located at Harborside 5, 185 Hudson Street, Suite 2510, in the City of Jersey City, in the County of Hudson, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Planning Board of the City of Jersey City and related to premises located at:

153 Phillip Street, Jersey City, New Jersey and described on the Tax Map of the City of Jersey City as Block 21504, Lot 4.04 (formerly part of Lots 4.01 and 5 prior to its subdivision)

and on <u>June 15, 2023</u>, he gave written notice of the hearing on this application to each and all of the persons upon whom service must be provided, in the required form and according to the attached lists, and in the manner indicated thereon.

ALLYSON M. KASETTA, ESQ. Attorney for the Applicant

AR SciTech, LLC

Sworn to and subscribed before me this

20TH day of June, 2023

NORA FRESSE

Notary Public - State of New Jersey Commission #2205417 Expires 10/22/2027



# **CITY OF JERSEY CITY**

# 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**

May 24, 2023

PROPERTY LOCATION OF APPLICATION: 115 Jersey City Blvd. & 110 Phillip St.

BLOCK(S): 21504

LOT(S): 4.01 & 5

NAME OF APPLICANT: Allyson M. Kasetta, Esq.

c/o Connell Foley, LLP

Harborside 5

185 Hudson Street, Suite 2510 Jersey City, NJ 07311-4029

APPLICANT'S TELEPHONE #: (201) 521-1000

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.

# CERTIFIED

EDUARDO TOLOZA, City Assessor

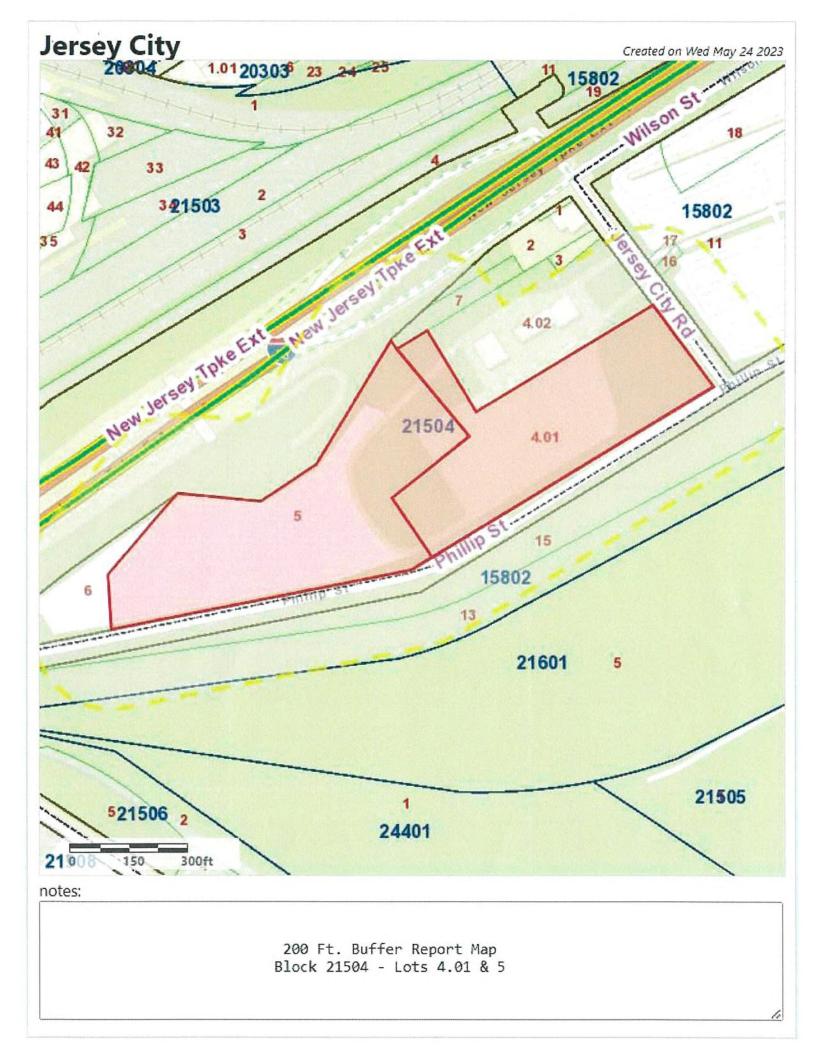
Also be advised that the following companies must be notified:

P.S.E.& G. COMCAST CABLEVISION UNITED WATER COMPANY JERSEY CITY M.U.A. VERIZON TELEPHONE 80 PARK PLAZA, NEWARK, NEW JERSEY 07102 2121 KENNEDY BLVD., JERSEY CITY, NJ 07305

200 HOOK ROAD, HARRINGTON PARK, NJ 07640

555 ROUTE 440, JERSEY CITY, NEW JERSEY 07305

540 BROAD STREET, NEWARK, NEW JERSEY 07102





# CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 21504 - Lots 4.01 & 5

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

Property Location:115 Jersey City Blvd. and 101 Phillip St.

Date: May 24, 2023

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08608	TRENTON, NJ	401 E. STATE ST.	NJDEP	222 JERSEY CITY BLVD.		11	15802
ZIP CODE	CITY / STATE	MAILING ADDRESS	OWNERS NAME	PROPERTY LOCATION	QUAL	LOT	ВLОСК

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Connell Foley LLP Harborside 5 185 Hudson Street, Suite 2510 Jersey City, NJ 07311 P 201.521.1000 F 201.521.0100 Allyson M. Kasetta
Of Counsel
AKasetta@connellfoley.com

June 15, 2023

### NOTICE OF HEARING

RE: AR SCITECH LLC

Property Address: 153 Phillip Street City of Jersey City, New Jersey Block 21504, Lot 4.04

## Dear Property Owner:

PLEASE TAKE NOTICE that an application has been filed by AR SCITECH LLC (the "Applicant") with the Jersey City Planning Board ("Board") for a Preliminary and Final Major Site Plan with "c" deviations pursuant to N.J.S.A. 40:55D-70(c) (building coverage, building height, minimum number of parking spaces, and maximum number of signs) for the property located at 153 Phillip Street, Jersey City, New Jersey and described on the Tax Map of the City of Jersey City as Block 21504, Lot 4.04 (formerly part of Lots 4.01 and 5 prior to its subdivision) (the "Property"). The Property is located within the Science & Technology Zone of the Liberty Harbor Redevelopment Plan (the "Redevelopment Plan") area, and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

The Property is a 94,675 square foot lot that is currently undeveloped. The purpose of the application is to construct a new twelve (12) story mixed-use development containing 500 dwelling units located within two (2) adjoining buildings that will be connected by a shared lobby, approximately 3,686 square feet of commercial space, amenities, 150 parking spaces, and related improvements (the "Project").

As part of the application, the Applicant is requesting that the Board grant the following deviations, variances, waivers, and/or exceptions from the Redevelopment Plan and/or the JC LDO pursuant to N.J.S.A. 40:55D-70:

- 1. A deviation to permit relief from the maximum permitted building coverage;
- 2. A deviation to permit relief from the maximum permitted building height;

Roseland Jersey City Newark New York Cherry Hill Philadelphia
www.connellfoley.com

- 3. A deviation to permit relief from the minimum required number of parking spaces
- 4. A deviation to permit relief from the maximum permitted number of signs; and
- 5. Any additional approvals, permits, deviations, interpretations, waivers or exceptions 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 and processing of this application.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on June 27, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to meeting:	join	Please click the link below to join the webinar: https://us02web.zoom.us/j/86162443723
Call-in Number Webinar ID#:	and	Or One tap mobile: US: +19292056099,,86162443723# or +13017158592,,86162443723# Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 Webinar ID: 861 6244 3723 International numbers available: https://us02web.zoom.us/u/kw4gbdjcK

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 <a href="data.jerseycitynj.gov">data.jerseycitynj.gov</a>. The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act. The link to the meeting and call-in information can be found on the City Planning website: <a href="https://www.jerseycitynj.gov/planning">https://www.jerseycitynj.gov/planning</a>.

**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 <a href="mailto:jerseycityni.gov/planning.">jerseycityni.gov/planning.</a>

June 15, 2023 Page 3

Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Planning Board Secretary for assistance at the phone number or e-mail listed below.

**ANY QUESTIONS** can be directed to the City Planning main line during business hours at 201-547-5010 or via email at <a href="mailto:cityplanning@jcnj.org">cityplanning@jcnj.org</a>.

Very truly yours,

CONNELL FOLEY LLP

s/ Allyson M. Kasetta

Allyson M. Kasetta Attorney for Applicant DDC Investments LLC

AMK/azl

# Jersey Journal

AD#: 0010675645

Total

\$122.28

State of New Jersey,) ss

County of Union)

Scott Dorfman, 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 06/16/2023

Princinal Clark of the Publisher

Sworn to and subscribed before me this 16th day of June 2023

GARY DORFMAN Notary Public, State of New Jersey Comm. # 50204573 My Commission Expires 11/18/2027

NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
153 PHILLIP STREET,
JERSEY CITY, NEW JERSEY,
ALSO IDENTIFIED AS
BLOCK 21504, LOT 4.04
(FORMERLY PART OF

LOTS 4.01 AND 5)

PLEASE TAKE NOTICE that an application has been filed by AR SCITECH LLC (the "Applicant") with the Jersey City Planning Board ("Board") for a Preliminary and Final Major Site Plan with "c" deviations pursuant to N.J.S.A. 40:55D-70(C) (building coverage, building height, minimum number of parking spaces, and maximum number of signs) for the property located at 153 Phillip Street, Jersey City, New Jersey and described on the Tax Map of the City of Jersey City as Black 21504, Lot 4.04 (formerly part of Lots 4.01 and 5 prior to its subdivision) (the "Property"). The Property is located within the Science & Technology Zone of the Liberty Harbor Redevelopment Plan (the "Redevelopment Plan") area, and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

The Property is a 94,675 square foot lot that is currently undeveloped. The purpose of the application is to construct a new twelve (12) story mixed-use development containing 500 dwelling units located within two (2) adjoining buildings that will be connected by a shared lobby, approximately 3,686 square feet of commercial space, amenities, 150 parking spaces, and related improvements (the "Project")

As part of the application, the Applicant is requesting that the Board grant the following deviations, variances, waivers, and/or exceptions from the Redevelopment Plan and/or the JC LDO pursuant to N.J.S.A. 40:55D-70:

- A deviation to permit relief from the maximum permitted building coverage;
   A deviation to permit relief from the
- maximum permitted building height;
  3. A deviation to permit relief from the minimum required number of parking

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- A deviation to permit relief from the maximum permitted number of signs;
- Any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on June 27, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting: Please click the link below to join the webinar: https://us02web.zoom.us/j/86162443723

Call-in Number and Webinar ID#: Or One tap mobile: US: +19292056099,/86162443723# or +13017158592,/86162443723#

Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000
Webinar ID: 861 6244 3723 International numbers available:
https://us02web.zoom.us/u/kw4gbdjcK

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.ierseycityni.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. The link to the meeting and call-in information can be found on the City Planning website: <a href="https://www.jerseycityni.gov/planning">https://www.jerseycityni.gov/planning</a>.

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 jerseycityni.gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Planning Board Secretary for assistance at the phone number or e-mail listed below.

ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at <u>cityplanning@icni.org</u>.

By: Charles J. Harrington, III, Esa./Allyson M. Kasetta, Esa. Connell Foley LLP Attorney for the Applicant AR SCITECH LLC (201) 521-1000

06/16/23 \$122.28





Connell Foley LLP Harborside 5 185 Hudson Street, Suite 2510 Jersey City, NJ 07311 P 201.521.1000 F 201.521.0100 Allyson M. Kasetta Of Counsel

June 14, 2023

Via Certified Mail, R.R.R.
State Planning Commission
New Jersey Business Action Center
Office for Planning Advocacy
Department of State
P.O. Box 820
Trenton, New Jersey 08625-0820

Applicant: AR SciTech LLC

Property: Preliminary and Final Site Plan Approval with

Variances/Deviations

225 Phillip Street, Jersey City, New Jersey

Block 21504, Lot 4.04

(Formerly part of Lots 4.01 and 5 prior to its subdivision)

Dear Sir/Madam:

Please be advised pursuant to N.J.S.A. 40:55D-12 that an application has been filed by AR SciTech LLC for Preliminary and Final Major Site Plan Approval with variances/deviations with the Jersey City Planning Board for the property located at 225 Phillip Street a/k/a Block 21504, Lot 4.04, Jersey City, New Jersey.

The Applicant is proposing a new twelve (12) story mixed-use development containing 500 dwelling units located within two (2) adjoining buildings that will be connected by a shared lobby, approximately 3,686 square feet of commercial space, amenities, 150 parking spaces, and related improvements (the "Project"). The Project is part of a greater campus for "SciTech Scity," which will also include the Edgeworks Building (previously approved by the Planning Board), an interim parking lot, and a future public school.

Please take notice that a Planning Board hearing is scheduled for a Virtual meeting on Tuesday, June 27, 2023 at 5:30 pm via Zoom (see enclosed notice of hearing), In support of my client's application, I am enclosing copies of the following documents for your records:

- 1. Connell Foley letter dated December 13, 2022 and General Development Application filed with the Jersey City Planning Board;
- 2. Affidavits of Submission, Ownership, and Performance;
- 3. GAR Worksheet;

Roseland Jersey City Newark New York Cherry Hill Philadelphia
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State Planning Commission June 14, 2023 Page 2

- 4. Principal Points Statement;
- 5. Statement regarding prior approvals;
- 6. Copies of the Resolutions previously adopted by the Jersey City Planning Board in Case Nos. P21-086 and P21-139 on January 4, 2022;
- 7. Ownership Disclosure Statement;
- 8. Public Notice;
- 9. Tax Certification:
- 10. Certified Property Owners list within 200 feet;
- 11. Architectural Plan;
- 12. Site Plan:
- 13. Landscape Plan;
- 14. Lighting Plan;
- 15. Lighting Notes and Details;
- 16. Topographic Survey;
- 17. Visual Impact Assessment;
- 18. Traffic Study;
- 19. Stormwater Management Report; and
- 20. Parking Evaluation.

The application, plans and related documents are available for public inspection on the Jersey City Planning Board portal for the June 27, 2023 Planning Board hearing, which is located on the Jersey City Home Page (see public notice) and any work day between 9:00 am and 4:00 pm at the City Planning Division Office, City Hall Annex, 1 Jackson Square a/k/a 360 Martin Luther King Drive, Jersey City, New Jersey 07305-3717.

Very truly yours,

Allyson M. Kasetta

Allyson M. Kasetta

cc: Charles J. Harrington, III, Esq.