

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:

1. One (1) Original Affidavit Proof of Mailing/Service with original stamped mailing list attached;
2. Copy of Certified List of Property Owners dated as of May 24, 2023;
3. 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

STATE OF NEW JERSEY)  
COUNTY OF HUDSON )ss:

**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)**

  
ALLYSON M. KASETTA, ESQ.  
Attorney for the Applicant  
AR SciTech, LLC

Chora Trese

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.

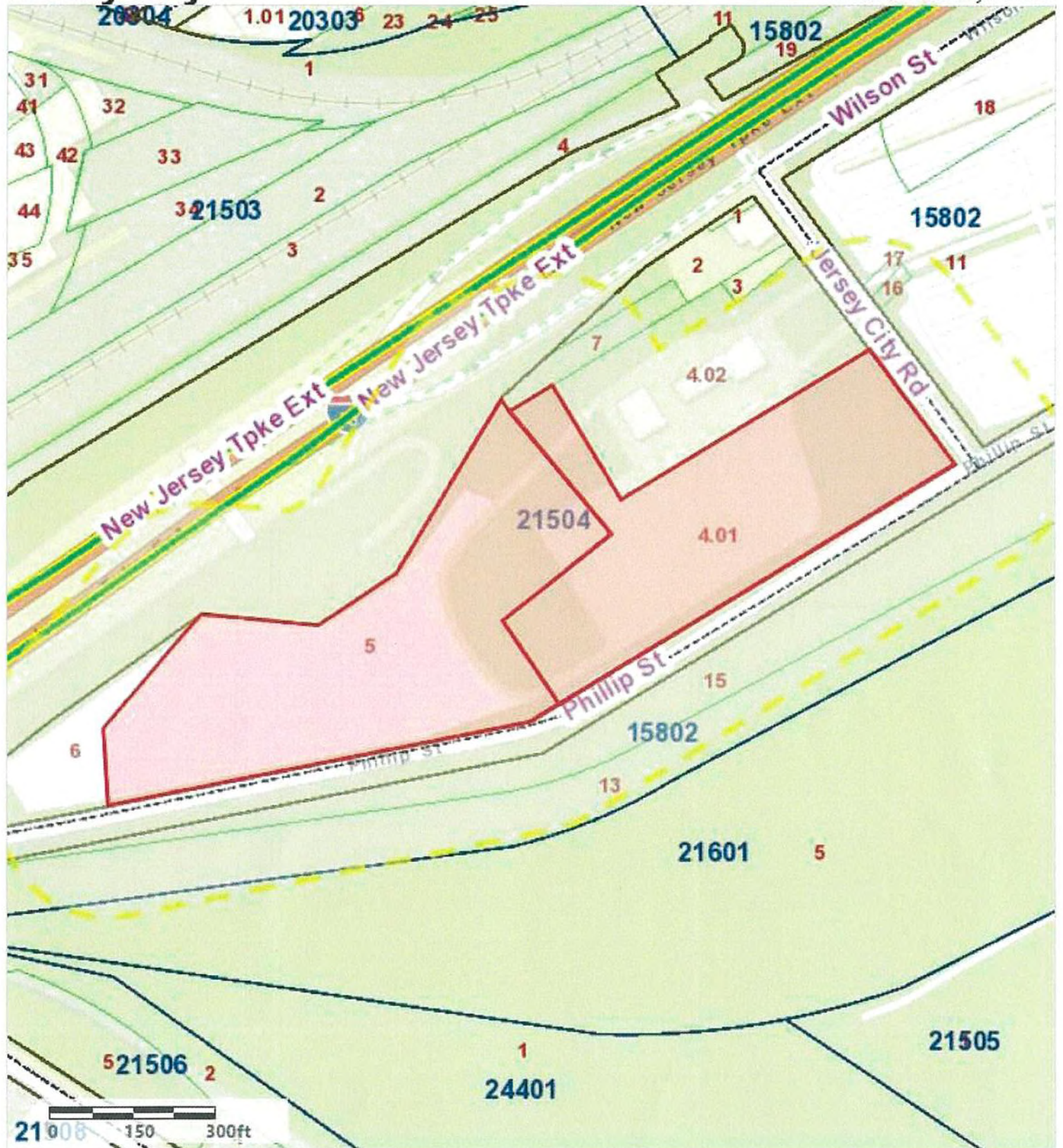
**C E R T I F I E D**

  
**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





notes:

200 Ft. Buffer Report Map  
Block 21504 - Lots 4.01 & 5





# 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

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
15802	11		222 JERSEY CITY BLVD.	NIDEP	401 E. STATE ST.	TRENTON, NJ	08608
15802	13		COMMUNIPAW AVE	STATE OF N J DEPT OF ENV PROTECTION	JOHN FITCH PLAZA	TRENTON, N J	08625
15802	15		COMMUNIPAW AVE.	STATE OF N J DEPT OF ENV PROTECTION	JOHN FITCH PLAZA	TRENTON, N J	08625
15802	16		222 COMMUNIPAW AVE.	STATE OF N J DEPT OF ENV PROTECTION	R.J.HUGHES JUSTICE CMLX.	TRENTON, N.J.	08625
15802	17		224 COMMUNIPAW AVE.	STATE OF N J DEPT OF ENV PROTECTION	JOHN FITCH WAY	TRENTON, N.J.	08646
21504	2		235 JERSEY CITY BLVD.	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, N.J.	07302
21504	3		233 JERSEY CITY BLVD.	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, N.J.	07302
21504	4.02		223 JERSEY CITY BLVD	JERSEY CITY SEVERAGE AUTHORITY	13 LINDEN AVE EAST	JERSEY CITY, NJ	07305
21504	6		65 PHILLIP ST.	SCITECH SCITY, LLC.	222 JERSY CITY BLVD	JERSEY CITY, NJ	07305
21504	7		OLIVER ST.	SCITECH SCITY, LLC.	222 JERSY CITY BLVD	JERSEY CITY, NJ	07305
21601	5		COMMUNIPAW AVE.	STATE OF N J DEPT OF ENV PROTECTION	JOHN FITCH PLAZA	TRENTON, N J	08625



## Firm Mailing Book For Accountable Mail

Name and Address of Sender

ALLYSON M. KASSETTA, ESQ.  
CONNELL FOLEY LLP  
185 HUDSON STREET  
HARBORSIDE 5, SUITE 2510,  
JERSEY CITY, NJ 07311

Check type of mail or service

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature Required            | <input type="checkbox"/> Priority Mail Express                      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail                            |
| <input checked="" type="checkbox"/> Certified Mail           | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | <input type="checkbox"/> Signature Confirmation                     |
| <input type="checkbox"/> Collect on Delivery (COD)           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                        |   |
| <input type="checkbox"/> Priority Mail                       |   |

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1.

NJDEP  
401 E. STATE ST.  
TRENTON, NJ 08608

2.

9589 0710 5270 0647 4538 60

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STATE OF N J DEPT OF ENV PROTECTION  
JOHN FITCH PLAZA  
TRENTON, N J 08625

4.

9589 0710 5270 0647 4531 36

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STATE OF N J DEPT OF ENV PROTECTION  
JOHN FITCH PLAZA  
TRENTON, N J 08625

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9589 0710 5270 0647 4531 29

7.

STATE OF N J DEPT OF ENV PROTECTION  
R.J.HUGHES JUSTICE CMLX.  
TRENTON, N.J. 08625

∞.

9589 0710 5270 0647 4530 51

Total Number Listed by Sex

Received at Post Office

Postmaster, Per (name of receiving employee)

SCITECH SCITY SCHOLARS VILLAGE (A/K/A BLOCK 21504, LOT 4.04)  
225 Philip St., Jersey City, NJ Block 21504; Lot 4.04 / 20968/139218

IRS Form 3877, January 2017 (Page 1 of 2)

Complete in Ink

**Privacy Notice:** For more information on USPS privacy policies, visit [usps.com/privacypolicy](https://usps.com/privacypolicy).





Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.	
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	
1. ALLYSON M. KASSETTA, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311		STATE OF N J DEPT OF ENV PROTECTION JOHN FITCH WAY TRENTON, N.J. 08646		4.75	
2. 9589 0710 5270 0647 4530 68					
3. CITY OF JERSEY CITY 280 GROVE STREET JERSEY CITY, N.J. 07302					
4. 9589 0710 5270 0647 4530 75					
5. CITY OF JERSEY CITY 280 GROVE STREET JERSEY CITY, N.J. 07302					
6. 9589 0710 5270 0647 4530 82					
7. JERSEY CITY SEWERAGE AUTHORITY 13 LINDEN AVE EAST JERSEY CITY, NJ 07305					
8. 9589 0710 5270 0647 4530 99					
Total Number of Pieces Listed by Sender 4		Postmaster (Per Name of receiving employee)		SCITECH SCITY SCHOLARS VILLAGE (A/K/A BLOCK 21504, LOT 4.04) 225 Philip St., Jersey City, NJ Block 21504; Lot 4.04 / 20968/139218	



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.												
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge - If Registered and over \$50,000 in value	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. ALLYSON M. KASSETTA, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311		SCITECH SCITY, LLC. 222 JERSEY CITY BLVD JERSEY CITY, NJ 07305		4.75												
2. 9589 0710 5270 0647 4531 05																
3. SCITECH SCITY, LLC. 222 JERSEY CITY BLVD JERSEY CITY, NJ 07305																
4. STATE OF N J DEPT OF ENV PROTECTION JOHN FITCH PLAZA TRENTON, NJ 08625																
5. 9589 0710 5270 0647 4531 12																
6. N.J. DEPT. OF TRANSPORTATION 1035 PARKWAY AVE. TRENTON, NJ 08625																
7. 9589 0710 5270 0647 4529 00																
8. 9589 0710 5270 0647 4529 17																
Total Number of Pieces Listed by Sender 4		Postmaster, Per (Name of receiving employee)		SCITECH SCITY SCHOLARS VILLAGE (A/K/A BLOCK 21504, LOT 4.04) 225 Philip St., Jersey City, NJ Block 21504; Lot 4.04 / 20968/139218												





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USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	
1.	ALLYSON M. KASSETTA, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery	4.75	
2.	N J TURNPIKE AUTHORITY 581 MAIN ST. BOX 5042 WOODBIDGE, NJ 07095				
3.	9589 0710 5270 0647 4529 24 P.S.E.& G. 80 PARK PLAZA NEWARK, NEW JERSEY 07102				
4.	9589 0710 5270 0647 4529 31 COMCAST CABLEVISION 2121 KENNEDY BLVD. JERSEY CITY, NJ 07305				
5.	9589 0710 5270 0647 4529 48 UNITED WATER COMPANY 200 HOOK ROAD HARRINGTON PARK, NJ 07640				
6.	9589 0710 5270 0647 4529 55				
7.	9589 0710 5270 0647 4529 55				
8.	9589 0710 5270 0647 4529 55				
Total Number of Pieces Listed by Sender 4		Postmaster, Per (Name of receiving employee)		SCITECH SCITY SCHOLARS VILLAGE (A/K/A BLOCK 21504, LOT 4.04) 225 Philip St., Jersey City, NJ Block 21504; Lot 4.04 / 20968/139218	



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Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.	
ALLYSON M. KASSETTA, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail			
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)			
1.		JERSEY CITY M.U.A. 555 ROUTE 440 JERSEY CITY, NEW JERSEY 07305			
2.		9589 0710 5270 0647 4529 62		4.75	
3.		VERIZON TELEPHONE 540 BROAD STREET NEWARK, NEW JERSEY 07102			
4.					
5.		HUDSON COUNTY CLERK HUDSON COUNTY PLAZA 257 CORNELISON AVENUE 4th FL. JERSEY CITY, NJ 07302			
6.		9589 0710 5270 0647 4529 86			
7.		HUDSON COUNTY PLANNING BOARD CLERK DIVISION OF CITY PLANNING BERGEN SQUARE CENTER 830 BERGEN AVENUE, SUITE 6A JERSEY CITY, N.J. 07306			
8.		9589 0710 5270 0647 4529 93			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)	
4		4		[Signature]	

SCITECH SCITY SCHOLARS VILLAGE (A/K/A BLOCK 21504, LOT 4.04)  
225 Philip St., Jersey City, NJ Block 21504; Lot 4.04 / 20968/139218

Handling Charge - If Registered and over \$50,000 in value

Postage

Extra Service Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

Adult Signature Restricted Delivery

Adult Signature Required

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

USPS

MAIN OFFICE WINDSOR

JUN 15 2023

6668-808100

JERSEY CITY, NJ





Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
ALLYSON M. KASSETTA, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery														
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)																
1.		Suez North America 69 Devoe Place Hackensack, NJ 07601					4.75											
2.																		
3.		COMMISSIONER OF TRANSPORTATION NEW JERSEY DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE P.O. BOX 600 TRENTON, NJ 08625																
4.																		
5.		9589 0710 5270 0647 4530 13																
6.																		
7.																		
8.																		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		SCITECH SCITY SCHOLARS VILLAGE (A/K/A BLOCK 21504, LOT 4.04) 225 Philip St., Jersey City, NJ Block 21504; Lot 4.04 / 20968/139218												
4		4		Complete in Ink														

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;



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:**

<b>Zoom link to join meeting:</b>	Please click the link below to join the webinar: <a href="https://us02web.zoom.us/j/86162443723">https://us02web.zoom.us/j/86162443723</a>
<b>Call-in Number and Webinar ID#:</b>	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: <a href="https://us02web.zoom.us/j/kw4gbdjcK">https://us02web.zoom.us/j/kw4gbdjcK</a>

**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](https://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. The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning>.

**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](https://www.jerseycitynj.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 [cityplanning@icnj.org](mailto:cityplanning@icnj.org).

Very truly yours,

CONNELL FOLEY LLP

s/ Allyson M. Kasetta

Allyson M. Kasetta  
Attorney for Applicant  
DDC Investments LLC

AMK/azl



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

Scott Dorfman  
Principal Clerk of the Publisher

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

Gary Dorfman  
Notary Public

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 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").

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

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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: +1 929 205 6099, 86162443723#

or +1 301 715 5859, 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/j/kw4gbdjck>

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 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.

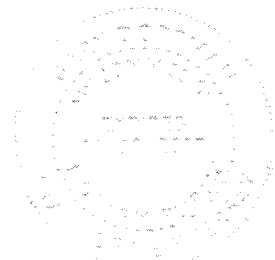
ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org).

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

06/16/23

\$122.28

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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

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;

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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.