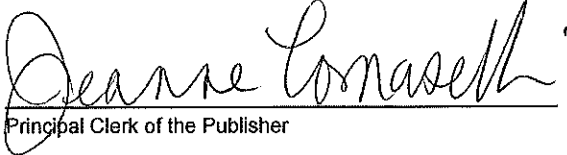


State of New Jersey,) ss  
County of Union)

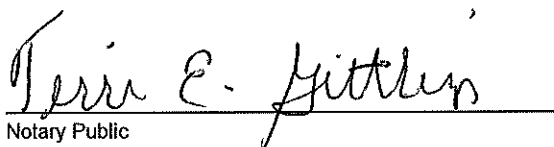
Jeannie Tomaselli, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):

Jersey Journal 11/03/2021

  
Principal Clerk of the Publisher

**TERRI E GITTLIN**  
**NOTARY PUBLIC**  
**STATE OF NEW JERSEY**  
**ID # 2087369**

Sworn to and subscribed before me this 3rd day of November 2021

  
Notary Public

**MY COMMISSION EXPIRES APR. 04, 2026**

**NOTICE OF HEARING PURSUANT TO**  
**N.J.S.A. 40:55D-12**

PLEASE TAKE NOTICE that on November 23, 2021, at 5:30 P.M., a public hearing will be held by the Jersey City Planning Board regarding the application of WAVE BUILDING, LLC (the "Applicant"), under Case number P21-079, for the property located at 30 Park Lane North, Jersey City, New Jersey, which is also identified on the Jersey City tax maps as Block 7302, a portion of Lot 3.04, heretofore approved by this Board as future Lot 3.13 (the "Property"). The Property is located in the Newport Redevelopment Plan Area.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on November 23, 2020 at 5:30 PM via Zoom, a web-based video conference application, or by telephone using the following:

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/81307022190>

Or One tap mobile :  
US: +13017158592,,81307022190# or  
+13126266799,,81307022190# Or Telephone:  
Dial (for higher quality, dial a number based on your current location):  
US: +1 301 715 8592 or +1.312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833  
Webinar ID: 813 0702 2190  
International numbers available:  
<https://us02web.zoom.us/j/kdWQ9rsV40>

The Applicant is seeking amendment of preliminary and final major site plan approval which was granted by the Planning Board on January 19, 2021 with any required deviations from the Newport Redevelopment Plan in order to construct a 33 story mixed use building with 387 dwelling units, 7,752 square feet of retail space and 379 parking spaces.

The reduction in units and reduction of the height of the parking garage are being requested in response to a comment letter dated July 14, 2021 from NJDEP which is included in the application and materials filed with the Planning Board

**NOTICE OF HEARING**

Applicant may request any additional approvals, permits, variances, 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 processing or hearing of this Application.

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).

Respectfully,  
Ronald H. Shaljian, Esq.  
Attorney for Applicant  
30 Montgomery Street  
Jersey City, NJ 07302

11/03/21

\$95.54

AFFIDAVIT OF PROOF OF SERVICE

PROOF OF SERVICE OF NOTICES REQUIRED BY STATUTE MUST BE FILED AND VERIFIED WITH THE DIVISION OF CITY PLANNING AT LEAST TWO DAYS PRIOR TO THE MEETING OR THE CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY )

COUNTY OF Hudson )ss.

Ronald H. Shaljian, of full age, being duly sworn

according to law, deposes and says, that (s)he resides/works at 30 Montgomery St., Suite 990

in the Town/City of Jersey City

County of Hudson

and State of New Jersey

that (s)he is(are) the applicant in a proceeding before the Planning Board/Zoning Board of Adjustment [cross out inapplicable Board] of the City of Jersey City,

which has the Case # P21-079 and relates to premises located at:

# 30 Park Lane North

Block(s) 7302, Lot(s) Portion of Lot 3.04 (future lot 3.13)

that on, November 4, 20 21, (s)he gave written

notice of the hearing on this application to each and all of the persons upon whom service must be had, in the required form and according to the attached lists, and in the manner indicated thereon.

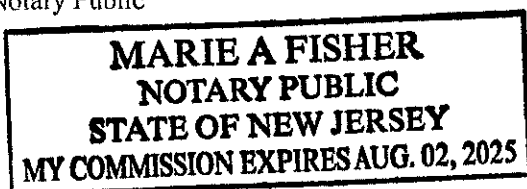
WAVE BUILDING LLC

Ronald H. Shaljian  
Applicant's Signature By: Ronald Shaljian, Esquire

Sworn to and Subscribed before me

This 9 day of November 20 21

Marie A. Fisher  
Notary Public





## 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**

**November 3, 2021**

**PROPERTY LOCATION OF APPLICATION: 700 Washington Boulevard**

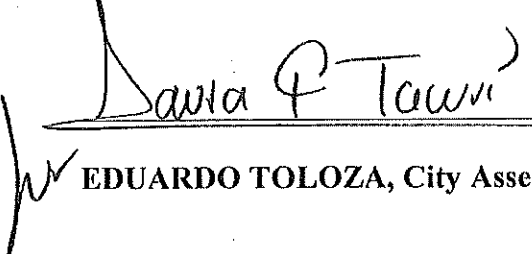
**BLOCK(S): 7302 LOT(S): 3.04**

**NAME OF APPLICANT: Ronald H. Shaljian, Esq.  
Schumann Hanlon, LLC  
30 Montgomery Street, Suite 990  
Jersey City, NJ 07302**

**APPLICANT'S TELEPHONE #: (201) 451-1400**

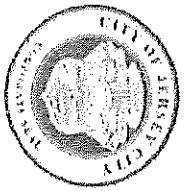
Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

**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



# CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 7302 - Lot 3.04

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

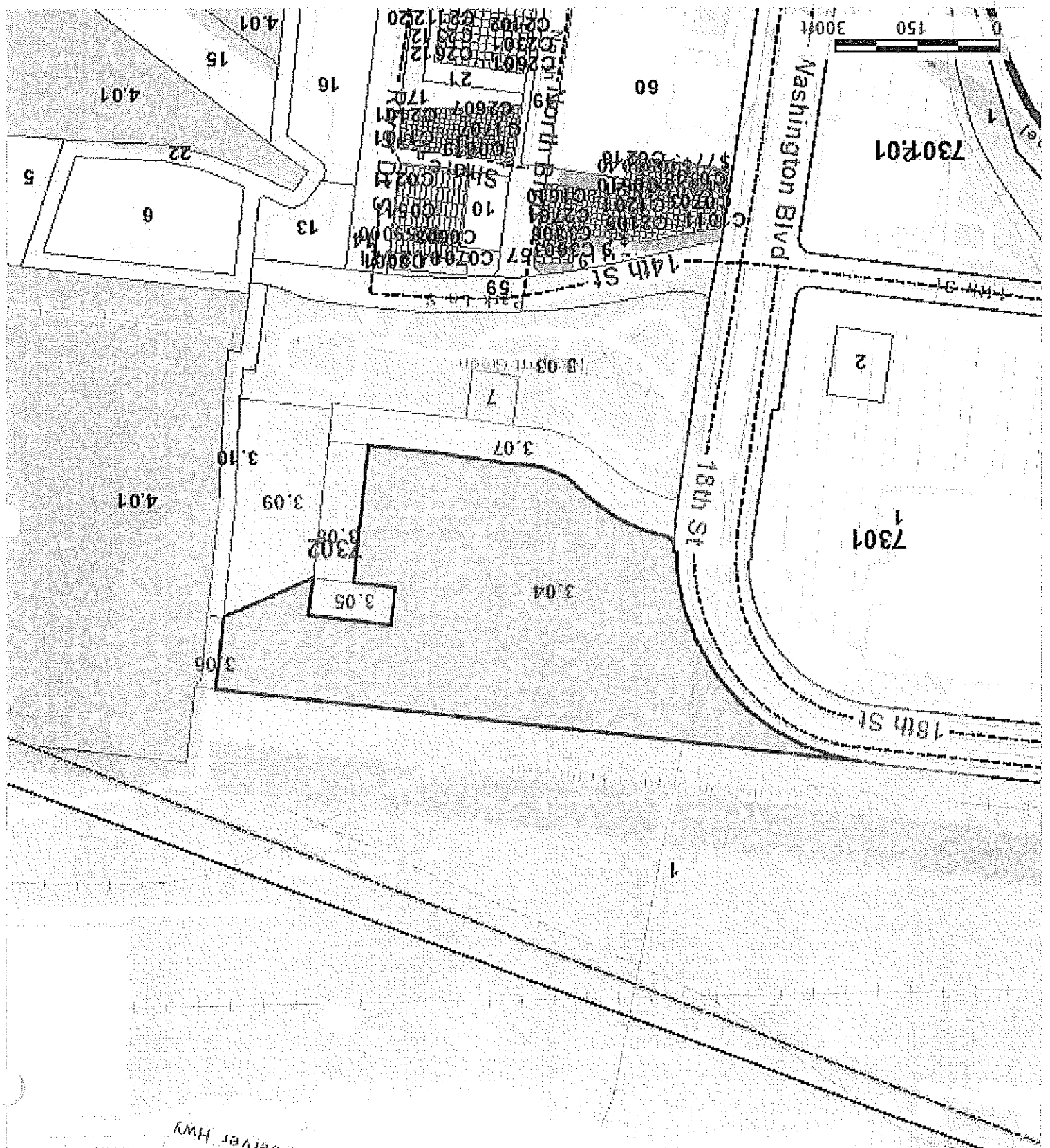
Property Location: 700 Washington Boulevard

Date: October 3, 2021

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	3.05		RIVER DRIVE	NEWPORT CENTRE	40 WEST 57TH ST 23RD 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	4.01		2 FOURTEENTH ST.	NEWPORT CENTRE	40 W. 57TH ST.,#23FL.	NEW YORK, NY	10019
7302	7		66 PARK LANE SOUTH(REAR)	NEWPORT CENTRE	97-77 QUEENS BLVD.	REGO PARK, N.Y.	11374

200 Ft. Buffer Report Map  
Block 7302 - Lot 3.04

notes:



Jersey City

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NEWARK, NJ 07102

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2121 KENNEDY BLVD  
JERSEY CITY, NJ 07305

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UNITED WATER COMPANY  
200 HOOK ROAD  
HARRINGTON PARK, NJ 07640

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JERSEY CITY M.U.A.  
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JERSEY CITY, NJ 07305

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NEWARK, NJ 07102

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NEWPORT/1 8TH ST. LTD.  
P.O. BOX 9456 (TARGET)  
MINNEAPOLIS, M J 55440

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DEPT. OF TRANSPORTATION  
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TRENTON, NJ 08625

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

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JERSEY CITY, NJ 07310

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