

DONALD M. PEPE | Partner

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

April 18, 2022

VIA FEDERAL EXPRESS AND ELECTRONIC MAIL TO MClark@jcnj.org

Mallory Clark-Sokolov, PP, 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: Exchange Place Alliance District Management Corporation
 Exchange Place R.O.W. and 10 Exchange Place
 Block 11604, Lot 2
 Jersey City, NJ
 Application For Section 31 Review
 Affidavit of Service Case P21-142**

Dear Ms. Clark:

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 MONMOUTH

SUSAN FARRELL, 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 Blocks 11604 and 11603, Lots 1 and 2 in the City of Jersey City, New Jersey. The property affected by the City of Jersey City Planning Board Hearing scheduled for April 26, 2022, at 5:30 p.m.

1. On April 14, 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 April 16, 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.



SUSAN FARRELL

Sworn to and subscribed before me
This 19th day of April 2022.



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



CITY OF JERSEY CITY

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

EDUARDO TOLOZA, CITY ASSESSOR

March 2, 2022

**PROPERTY LOCATION OF APPLICATION: 10 Exchange Place, Montgomery St. and
2 Columbus Drive**

BLOCK(S) / LOT(S): 11604 / 1 & 2 and 11603 / 13

**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

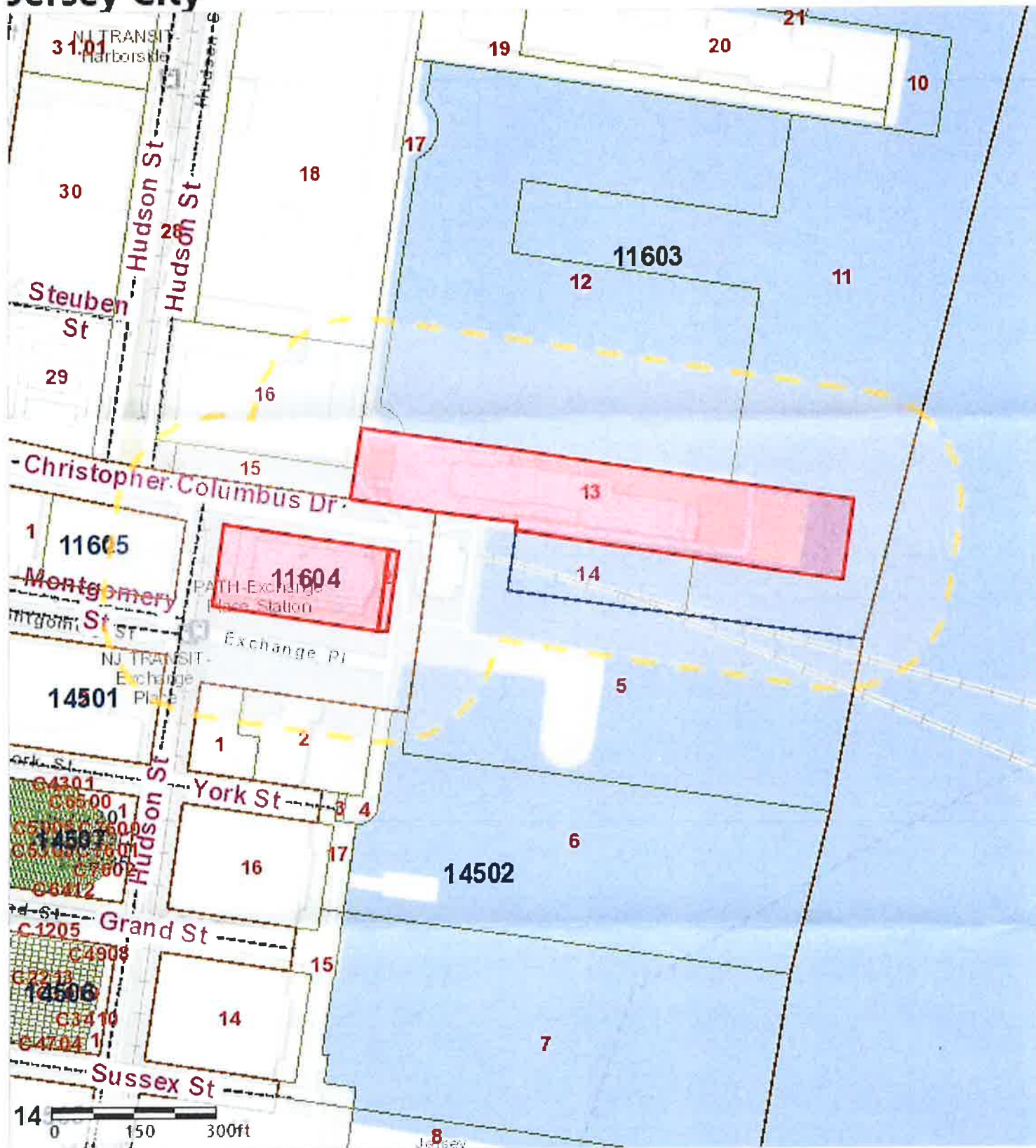

EDUARDO TOLOZA, City Assessor

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

Jersey City

Created on Wed Mar 02 2022



notes:

200 Ft. Buffer Report Map
Block 11603 - Lot 13 and Block 11604 - Lots 1 & 2

OF JERSEY CITY

the City Assessor

roperty: Block 11603 - Lot 13 and Block 11604 - Lots 1 & 2

ot listing of properties within 200 ft. radius of subject property.

bus Dr., 10 Exchange Pl. and Montgomery St.

PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
HUDSON RIVER	M-C HUDSON, LLC % VERIS RESIDENTIAL	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
HUDSON RIVER	M-C HUDSON, LLC % VERIS RESIDENTIAL	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
HUDSON RIVER	M-C HUDSON, LLC % VERIS RESIDENTIAL	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
3 COLUMBUS DR.	MACK-CALI PLAZA I,LLC %VERIS RESID	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
0 COLUMBUS DR.	MACK-CALI PLAZA I LLC % VERIS RESID	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
OLUMBUS DRIVE	M-C HARBORSIDE PROMENADE%VERIS RSDL	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
& 200 HUDSON ST.	M-C PLAZA II & III LLC % VERIS RSDL	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
HUDSON STREET	CALI HARBORSIDE ASSOC%LP VERIS RSDL	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
MONTGOMERY ST.	PORT AUTHORITY OF NY & NJ	4 WTC- 150 GREENWICH ST.	NEW YORK, NY	10007
101 HUDSON ST.	101 HUDSON REALTY LLC % VERIS RESID	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
1 EXCHANGE PL.	1 EXCHANGE JC, LLC % RYAN, LLC	1735 MARKET ST.,STE A-400	PHILADELPHIA, PA	19103
EXCHANGE PLACE	15 EXCHANGE PLACE CORP.	400 PLAZA DRIVE	SECAUCUS, NJ	07094
HUDSON RIVER	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, NJ	07302
EXCHANGE PLACE	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
FT. OF YORK ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302

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P.S.E.&G.
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NEWARK, NEW JERSEY 07102

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JERSEY CITY M.U.A.
555 ROUTE 440
JERSEY CITY, NEW JERSEY 07305

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COMCAST CABLEVISION
2121 KENNEDY BLVD.
JERSEY CITY, NJ 07305

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NEWARK, NEW JERSEY 07102

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UNITED WATER COMPANY
200 HOOK ROAD
HARRINGTON PARK, NJ 07640

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Date	Position	Description	P.O. Number	Costs
04/16/2022	Vanance JJ	LEGAL NOTICE PLEASE TAKE NOTICE that Exchange Place Alliance	Exchange Place	
			Ad Size	
			1 x 103 L	
			Affidavit Fee - 04/16/2022	\$41.00
			Basic Ad Charge - 04/16/2022	\$195.32
			Total	\$236.32

CLAIMANTS CERTIFICATION AND DECLARATION	
I do solemnly declare and certify under the penalties of law that this bill or invoice is correct in all its particulars, that the goods have been furnished or services have been rendered as stated herein, that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim, that the amount herein stated is justly due and owing, and that the amount charged is a reasonable one.	
Date: <u>4/18/2022</u>	Fed ID# <u>22-0898160</u>
Signature: <u>Chris Tighe</u>	Official Position: <u>AR Manager</u>
CERTIFICATION BY RECEIVING AGENCY	CERTIFICATION BY APPROVAL OFFICIAL
I, having knowledge of the facts, certify and declare that the goods have been received or the services rendered and are in compliance with the specifications or other requirements, and said certification is based on signed delivery slips or other reasonable procedures or verifiable information.	I certify and declare that this bill or invoice is correct, and that sufficient funds are available to satisfy this claim. The Payment shall be chargeable to:
	Appropriation Account(s) and Amounts Charged: P.O.# _____

Signature: _____	Signature: _____
Title: _____	Date: _____

THIS FORM APPROVED FOR USE BY LOCAL GOVERNMENTS BY THE LOCAL FINANCE BOARD