

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 MIDDLESEX ss.

Richard H. Kaplan, applicant's representative, of full age, being duly sworn

according to the law, on his oath, deposes and says, that he has an office at 200 Centennial Avenue,
Suite 110

in the Township of Piscataway

County of Middlesex

and State of New Jersey

that he is the attorney for the applicant, Summit Greenwich Urban Renewal, LLC in a proceeding before
the Planning Board of Adjustment of the City of Jersey City,

which has the Case # P22-093 and relates to premises located at:

100 Summit Place, Jersey City, New Jersey

Block(s): 30306, Lot(s): 8

that on, August 10, 2022 he gave written

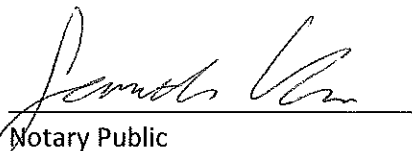
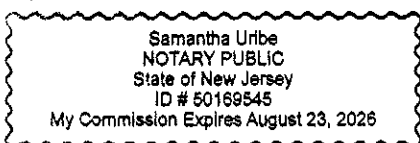
notice of the hearing on this application to each and all of the persons upon whom service must be had,
in the required form and according to the attached lists, and in the manner indicated thereon.



Attorney for Applicant,
Summit Greenwich Urban Renewal, LLC

Sworn to and Subscribed before me

This 18th day of August, 2022.


Notary Public

CITY OF JERSEY CITY NOTICE OF HEARING

Please be advised that Summit Greenwich Urban Renewal, LLC ("Applicant") has requested the granting of preliminary and final major site plan with 'c' variances, from the Jersey City Planning Board, Application # P22-093.

The purpose of this application is the construction of an approximately 47,677 sq. ft one (1) story warehouse addition to existing warehouse/facility with a partial second floor office (8,050 sq. ft) at Applicant's facility located at 100 Summit Place, Block 30306, Lots 8 and 14, Jersey City, New Jersey.

As part of this application, Applicant is requesting the following variances, and any other variances the Planning Board may deem as required:

Design Guidelines (Sub-section B.1): Within the Modern Industrial Park District, parking lots shall be located behind or on the side of buildings.... The only parking permitted in front yard areas is for visitor parking which shall be limited to no more than 10% of required parking.

This is an existing condition. The lot frontage is limited to the width of Summit Place and the rest is either side or rear lot lines. The building faces the Rail Road Right of Way to the north and is listed as the Rear Yard on the plan. Although the parking on the north is in the rear yard, that being the front of the building it would still require a variance.

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The lot fronts on Summit Place and is located at the end of the street. One sign is permitted based on 1/frontage. 2 signs exist at this time and 3 are proposed for a total of 5 signs.

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A free-standing sign is proposed inside the property to direct the traffic to the proposed addition. With this the location will have 2 freestanding signs and will not meet the design standards for maximum height and area. The proposed height is 10 feet and area 30 square feet.

Design Guidelines (Sub-section D.5f): Internally Illuminated signs are prohibited.

All signs will be internally illuminated that would require a variance.

Any person interested in this application will have the opportunity to address the Board at the meeting of August 23, 2022 at 5:30 pm.

PUBLIC NOTICE is hereby given that the Planning Board Meeting for the City of Jersey City Planning Board will only be available remotely as a Zoom Meeting and will not be in person; please see below:

Date: August 23, 2022

Time: 5:30 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/87993062711>

Meeting ID: 879 9306 2711

Dial by your location US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782

International numbers available: <https://us02web.zoom.us/u/kfwa4rOMN>

Plans are available for public inspection on any working day between 9:00 am and 4:00 pm at the offices of the Jersey City Division of City Planning, 1 Jackson Square, 2nd Floor, Jersey City, New Jersey 07305.

Applicant: Summit Greenwich Urban Renewal, LLC

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State of New Jersey,) ss

County of Union)

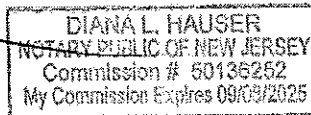
Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true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

Jersey Journal 08/11/2022

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 11th day of August 2022

D. L. J.
Notary Public



**CITY OF JERSEY CITY
NOTICE OF HEARING**

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Date: August 23, 2022

Time: 5:30 PM Eastern Time
(US and Canada)

Join Zoom Meeting:
<https://us02web.zoom.us/j/87993062711>

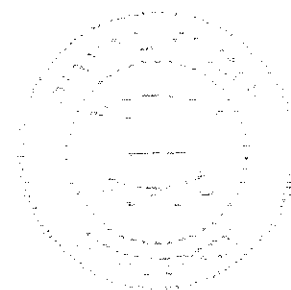
Meeting ID: 879 9306 2711
Dial by your location
US: +1 312 626 6799 or +1 646 931 3860
or +1 929 205 6099 or +1 301 715 8592
or +1 346 248 7799 or +1 669 444 9171
or +1 669 900 6833 or +1 253 215 8782

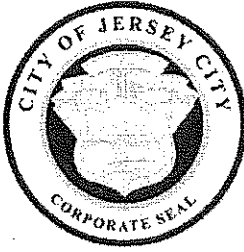
International numbers available:
<https://us02web.zoom.us/j/kfw4rOMN>

Plans are available for public inspection on any working day between 9:00 am and 4:00 pm at the offices of the Jersey City Division of City Planning, 1 Jackson Square, 2nd Floor, Jersey City, New Jersey 07305.

08/11/22

\$107.72





CITY OF JERSEY CITY

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

EDUARDO TOLOZA, CITY ASSESSOR

August 4, 2022

PROPERTY LOCATION OF APPLICATION: 100 Summit Place

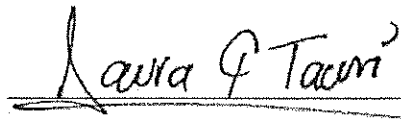
BLOCK(S): 30306 LOT(S): 8

NAME OF APPLICANT: Rubin, Kaplan & Associates
200 Centennial Ave., Suite 110
Piscataway, NJ 08854

APPLICANT'S TELEPHONE #: (732) 463-7511

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

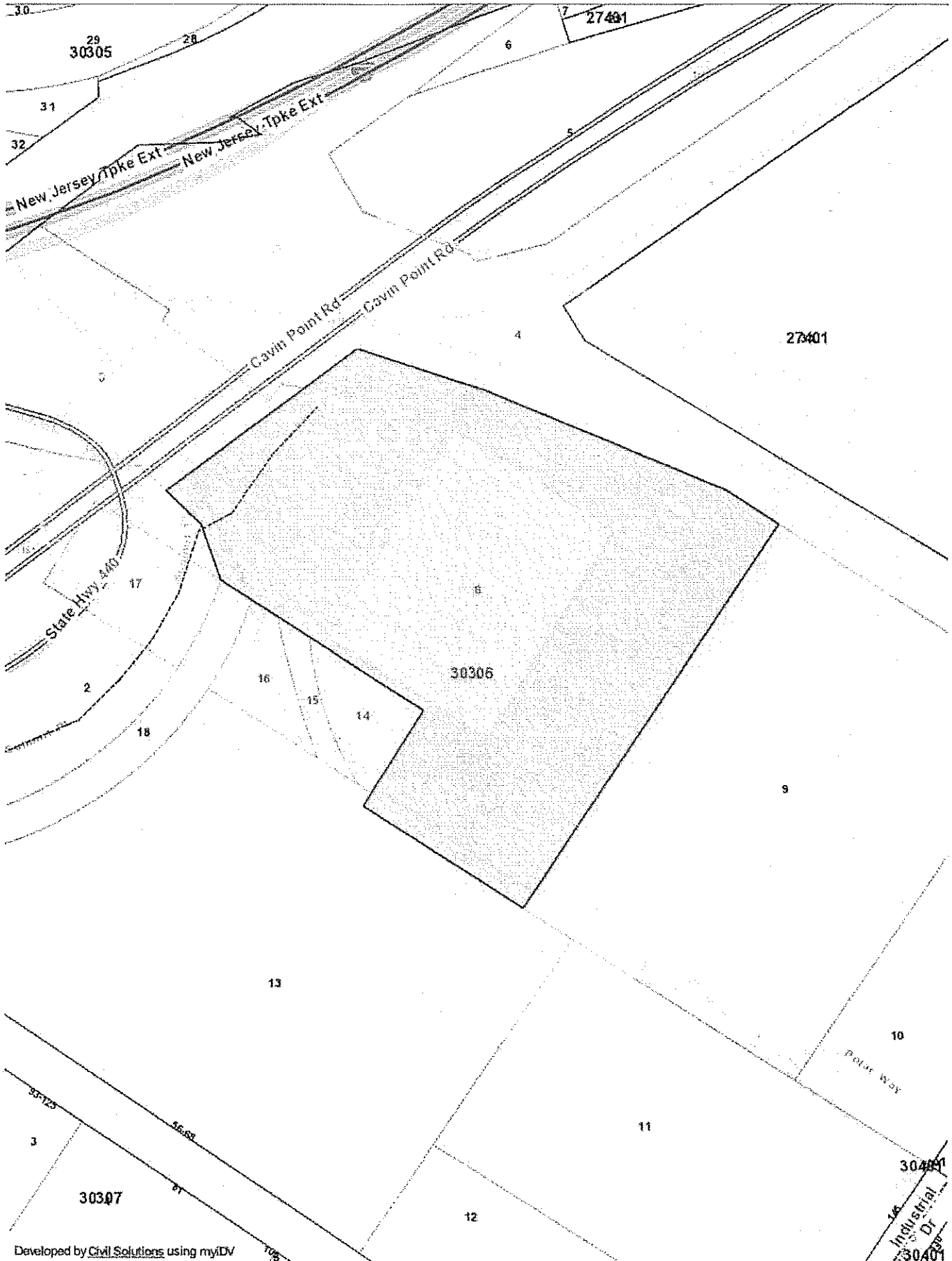

✓ **EDUARDO TOLOZA, City Assessor**

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

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 30306 - Lot 8

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

Property Location: 100 Summit Place

Date: August 4, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
27401	34		9 LINDEN AVE. EAST	TROPICAN	P. O. BOX 8499	PHILADELPHIA, PA.	19101
30306	2		ROUTE 169	PORT AUTHORITY OF N.Y. & N.J.	4 WTC- 150 GREENWICH ST.	NEW YORK, NY	10007
30306	3		SUMMIT PLACE	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, NJ	07302
30306	4		NEW YORK BAY	CONSOLIDATED RAIL CORP.	P. O. BOX 8499	PHILADELPHIA, PA.	19101
30306	5		PROPOSED ROUTE 185	N.J. DEPT. OF TRANSPORTATION	1035 PARKWAY AVE.	TRENTON, N.J.	08625
30306	9		100 POLAR WAY	FREEZESTORE JERSEY CITY, L.L.C.	46500 HUMBOLDT DR.	NOVI, MI.	48377
30306	11		145 INDUSTRIAL DRIVE	HARBOR DRIVE REAL ESTATE, L.L.C.	2501 71ST STREET	NORTH BERGEN, NJ	07047
30306	13		56-68 HARBOR DRIVE	HARBOR DRIVE II REAL ESTATE, LLC	2501 71ST STREET	NORTH BERGEN, NJ	07047
30306	14		SUMMIT PLACE	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, NJ	07302
30306	15		FOOT OF GATES AVE.	PORT AUTHORITY OF NY AND NJ, 4 WTC	150 GREENWICH ST.	NEW YORK, NY	10006
30306	16		FT OF GATES AVE	NJ DEPT OF TRANSPORTATION	1035 PARKWAY AVE	EWING, NJ	08625
30306	17		FOOT OF GATES AVE	N.J. DEPT. OF TRANSPORTATION	1035 PARKWAY AVE.	TRENTON,N.J.	08625
30306	18		SUMMIT PLACE	SUMMIT GREENWICH URBAN RENEWAL, LLC	100 SUMMIT PLACE	JERSEY CITY, NJ	07305