

October 13, 2025

VIA ELECTRONIC MAIL

Division of City Planning
Director, Tanya Marione, PP, AICP
1 Jackson Square, 2nd Floor
Jersey City, NJ 07305

RE: Heights University Hospital

Dear Director Marione,

Attached, we respectfully submit concept plans for the redevelopment of the Heights University Hospital site and adjoining properties and respectfully request a meeting with the City Division of Planning to discuss next steps.

As you know, Hudson Regional Health (HRH) is committed to providing the best possible care for residents of our respective communities. We have a strong track record of success, having transformed Meadowlands Hospital in Secaucus from a system on the verge of closure to one of the most well-respected healthcare facilities in the tri-state area.

Over the past several weeks, we have diligently assessed our healthcare network and hospital system across Hudson County in Secaucus, Bayonne, Hoboken and Jersey City. When Hudson Regional Health assumed stewardship of the CarePoint hospitals just five months ago, my expectation—and that of our chairman, Yan Moshe—was that we would reinvest in Heights and ensure its continued role in serving Jersey City and Hudson County.

We dedicated significant time and resources to stabilize operations and assess what it would take to restore the facility. Unfortunately, the analysis, which included a yearly loss of over \$60 million attributed to the Jersey City facility alone, made clear that Heights' long history of deferred maintenance and programmatic decline left the facility far behind its peers. The anticipated losses at Heights University Hospital, without public support, is simply unsustainable to maintain. We are strongly advocating with the State and other government partners for adequate funding to stay open.

Should the funding referenced above materialize, it will provide much-needed short-term funding for Heights University Hospital; however, a long-term solution for high-quality, emergency services for Jersey City residents is needed. One such long term solution, as we had previously indicated to City staff, is to move forward with a redevelopment plan for the Heights that includes the creation of a brand-new, state-of-the-art hospital adjacent to the current facility, to be paired with residential development through the City's adoption of a redevelopment plan. We fully believe that a new facility, replacing the outdated and failing hospital, paired with new service

lines and revenue generating services, will provide the best possible care for Jersey City residents and generate the revenue needed to survive.

If a redevelopment plan is not available to secure a long-term solution for Heights University Hospital, we unfortunately must preserve our option to proceed forward with alternative proposals for the land, which is reflected in the attached concept plan.

We look forward to continued dialogue and discussions with the City Division of Planning, and members of the administration and City Council over the next several months, as we strive to provide the best possible care to the community. As noted at the outset of this letter, we respectfully request a meeting with the City Division of Planning to discuss the foregoing.

Sincerely,

/s/ Nizar Kifaieh

Dr. Nizar Kifaieh
Chief Executive Officer
Hudson Regional Health

Enc: Concept Plan

Ecc: Joseph Baumann, JCRA Redevelopment Counsel
Adam Alonso, HRH