

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY)
COUNTY OF HUDSON) ss.

Ronald H. Shaljian, Esq., of full age, being duly sworn according to law, deposes and says:

1. He resides/works at Schumann Hanlon Margulies LLC, 30 Montgomery Street, Suite 990, in the Town/City of Jersey City County of Hudson and State of New Jersey
2. He is the attorney for an applicant in a proceeding before the Planning Board of the City of Jersey City, which has the following Case Number and relates to the following premises:

P22-030

374 Tenth Street (f/k/a 535 Monmouth Street, Block 6902, Lot 27,

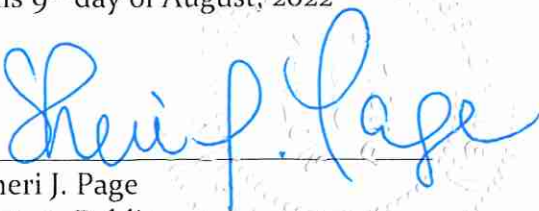
Jersey City, NJ 07310

3. On August 8, 2022, he caused to be served 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.
4. Furthermore, he caused to be published notice of the hearing in the required newspaper, the Jersey Journal, at least ten days in advance of the hearings.
5. True copies of all proofs are attached hereto as exhibits, labeled as follows:
 - A. Notice to property owners and agencies
 - B. List of owners and agencies provided by Tax Assessor
 - C. Stamped certified receipts
 - D. Stamped list of owners with tracking numbers
 - E. Affidavit of Publication by Jersey Journal



Ronald H. Shaljian, Esq., Attorney for Applicant, Newport Associates Development Company

Sworn to and Subscribed before me
this 9th day of August, 2022



Sheri J. Page
Notary Public

SHERI J. PAGE
NOTARY PUBLIC OF NEW JERSEY
Commission # 2451973
My Commission Expires 3/30/2025

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

PLEASE TAKE NOTICE that on August 23, 2022, at 5:30 P.M., a public hearing will be held by the Jersey City Planning Board regarding the application of Newport Associates Development Company (the "Applicant"), under Case number P22-030, for the property located at 374 Tenth Street (f/k/a 535 Monmouth Street), Jersey City, New Jersey, which is also identified on the Jersey City tax maps as Block 6902, Lot 27, (the "Property"). The Property is located in the Transition District of the Jersey Avenue Tenth Street Redevelopment Plan Area.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on August 23, 2022 at 5:30 PM via Zoom, a web-based video conference application, or by telephone using the following:

You are invited to a Zoom webinar.

When: Aug 23, 2022 05:30 PM Eastern Time (US and Canada)

Topic: Planning Board Meeting - August 23, 2022

Please click the link below to join the webinar:

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

Or One tap mobile :

US: +13126266799,,87993062711# or +16469313860,,87993062711#

Or Telephone:

Dial(for higher quality, dial a number based on your current 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

Webinar ID: 879 9306 2711

International numbers available: <https://us02web.zoom.us/j/87993062711>

The Applicant is seeking preliminary and final major site plan approval in accordance with the Jersey Avenue Tenth Street Redevelopment Plan in order to construct a seven (7) story residential building containing 246 units, associated sidewalks, and retaining walls and a surface parking lot containing 222 onsite parking spaces.

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.

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.

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.

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



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

July 11, 2022

PROPERTY LOCATION OF APPLICATION: 374 Tenth Street

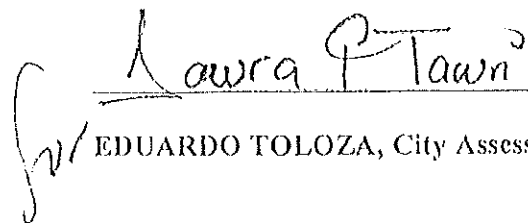
BLOCK(S): 6902 LOT(S): 27

NAME OF APPLICANT: Ronald H. Shaljian, Esq.
Schumann Hanlon Margulies, 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 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

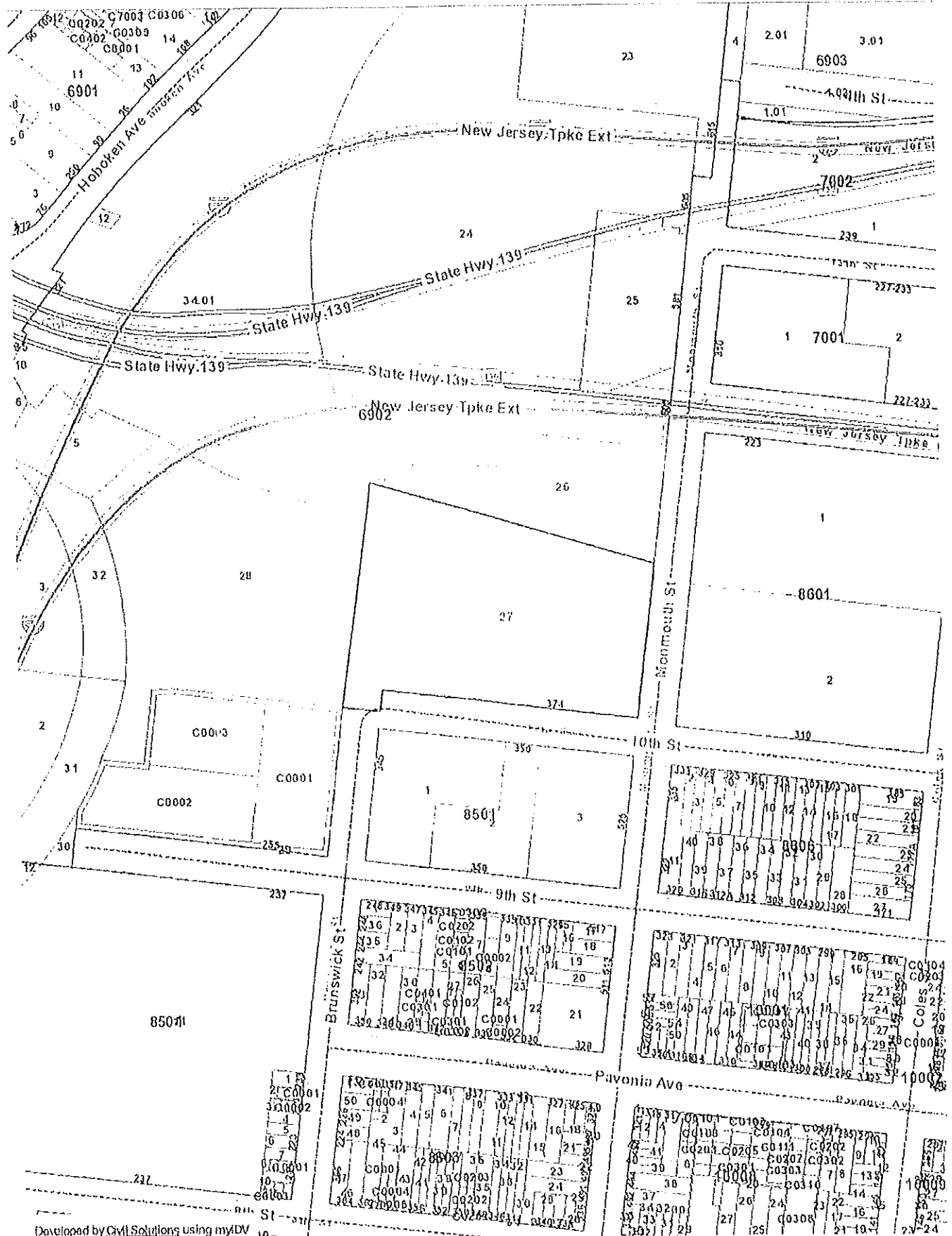

EDUARDO TOLOZA, City Assessor

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 6902 - Lot 27

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

Property Location: 374 Tenth Street

Date: July 11, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
6902	24		605 MONMOUTH ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
6902	26		MONMOUTH ST.	JERSEY CITY REALTY CORP.	215 COLES STREET	JERSEY CITY, N.J.	07302
6902	28		TENTH ST.	TENTH & BRUNSWICK, LLC.	345 TENTH ST.	JERSEY CITY, NJ	07302
6902	29		255 BRUNSWICK ST.	364 NINTH STREET CONDOMINIUM ASSOC.	255 BRUNSWICK ST.	JERSEY CITY, N J	07302
6902	29	C0001	255 BRUNSWICK ST.	364 NINTH STREET URBAN RENEWAL, LLC	155 SECOND STREET	JERSEY CITY, N J	07302
6902	29	C0002	372 NINTH ST.	NINTH STREET TWO URBAN RENEWAL, LLC	155 SECOND STREET	JERSEY CITY, N J	07302
6902	29	C0003	367 TENTH ST.	360 9 STREET LLC	155 SECOND STREET	JERSEY CITY, N J	07302
6902	34.01		321 SEVENTEENTH ST.	TEXAS EASTERN TRANSMISSION, LP	P.O. BOX 2629	ADDISON, TEXAS	75001
8501	1		345 TENTH ST.	345 TENTH STREET, LLC	345 TENTH ST.	JERSEY CITY, NJ	07302
8501	2		350 NINTH ST.	THE ATRIUM AT HAMILTON PARK U.R.LLC	345 TENTH ST.	JERSEY CITY, NJ	07302
8501	3		525 MONMOUTH ST.	525 MONMOUTH STREET, LLC	525 MONMOUTH ST.	JERSEY CITY, NJ	07302
8601	1		223 COLES ST.	MOSELLO REALTY CORP.%FRAN M. PARKER	450 WEST 15TH ST.	NEW YORK, NY	10011
8601	2		310 TENTH ST.	25 COLUMBUS CIRCLE #598, LLC	40 WEST 57TH ST.,23RD FLR	NEW YORK, NY	10019
8606	1		335 TENTH STREET	TABLIZO, NELLY H.	335 10TH STREET	JERSEY CITY, N.J.	07302
8606	2		333 TENTH STREET	OTT, JOSH & ELIZABETH A.	333 TENTH ST.	JERSEY CITY, NJ	07302
8606	3		331 TENTH ST.	SAVITSKY, ERIC & JACQUELINE	331 TENTH ST.	JERSEY CITY, NJ	07302
8606	4		329 TENTH STREET	JAY, CYNTHIA	329 TENTH ST.	JERSEY CITY, N.J.	07302

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
8606	5		327 TENTH STREET	GEARY, AISHVARYA KRISHNAN & RICHARD	327 TENTH ST.	JERSEY CITY, NJ	07302
8606	6		325 TENTH STREET	GEARY, RICHARD	325 TENTH ST.	JERSEY CITY, NJ	07302
8606	7		323 TENTH STREET	CERTOMA, JAMES & SAULINO, LORRAINE	323 10TH STREET	JERSEY CITY, N.J.	07302
8606	8		321 TENTH STREET	DONENFELD, JONATHAN & KOERTE, ALEXANDRA	321 10TH ST.	JERSEY CITY, NJ	07302
8606	39		318 NINTH ST.	HEPBURN, MARY M.	318 NINTH ST.	JERSEY CITY, N.J.	07302
8606	40		320 NINTH ST.	ZATORSKI, MICHAEL & FALLON	320 NINTH ST.	JERSEY CITY, N.J.	07302
8606	41		322 NINTH ST.	VIRK, NAVNEET S. & ANNA	322 9TH ST.	JERSEY CITY, N.J.	07302

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 540 BROAD STREET
 NEWARK, NEW JERSEY 07102

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Total Postage and Fees \$	
Sent To Street and City, State, Zip	HEPBURN, MARY M. 318 NINTH ST. JERSEY CITY, N.J. 07302

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☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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Ronald H. Shalton, Esq.
c/o Schumann Harrison Margulies, LLC
30 Montgomery, Suite 990
Jersey City, New Jersey 07302

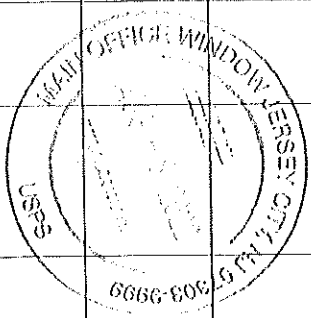
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7022 0410 0002 1548 8772													
2.	COMCAST CABLEVISION 2121 KENNEDY BLVD JERSEY CITY, NJ 07305												
7022 0410 0002 1548 8789													
3.	UNITED WATER COMPANY 200 HOOK ROAD HARRINGTON PARK, NJ 07640												
7022 0410 0002 1548 8796													
4.	JERSEY CITY M.U.A. 555 ROUTE 440 JERSEY CITY, NEW JERSEY 07305												
7022 0410 0002 1548 8802													
5.	VERIZON TELEPHONE 540 BROAD STREET NEWARK, NEW JERSEY 07102												
7022 0410 0002 1548 8819													
6.	CITY OF JERSEY CITY 280 GROVE ST. JERSEY CITY, NJ 07302												
7022 0410 0002 1548 8826													
7.	JERSEY CITY REALTY CORP. 215 COLES STREET JERSEY CITY, N.J. 07302												
7022 0410 0002 1548 8833													
8.	TENTH & BRUNSWICK, LLC. 345 TENTH ST JERSEY CITY, NJ 07302												
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Jersey City, New Jersey 07302

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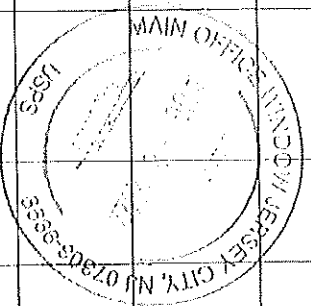
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2. 7022 0410 0002 1548 8864	364 NINTH STREET URBAN RENEWAL, LLC 155 SECOND STREET JERSEY CITY, NJ 07302												
3. 7022 0410 0002 1548 8871	NINTH STREET TWO URBAN RENEWAL, LLC 155 SECOND STREET JERSEY CITY, NJ 07302												
4. 7022 0410 0002 1548 8888	360 9 STREET LLC 155 SECOND STREET JERSEY CITY, NJ 07302												
5. 7022 0410 0002 1548 8901	TEXAS EASTERN TRANSMISSION, LP P.O. BOX 2829 ADDISON, TEXAS 75001												
6. 7022 0410 0002 1548 8925	345 TENTH STREET, LLC 345 TENTH ST JERSEY CITY, NJ 07302												
7. 7022 0410 0002 1548 8918	THE ATRIUM AT HAMILTON PARK U R LLC 345 TENTH ST JERSEY CITY, NJ 07302												
8. 7022 0410 0002 1548 8925	525 MONMOUTH STREET, LLC 525 MONMOUTH ST JERSEY CITY, NJ 07302												

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1.	MOSIELLO REALTY CORP. %FRAN M. PARKER 450 WEST 15TH ST. NEW YORK, NY 10011												
2.	25 COLUMBUS CIRCLE #598, LLC 40 WEST 57TH ST., 29RD FLR NEW YORK, NY 10019												
3.	TABLIZO, NELLY H. 335 10TH STREET JERSEY CITY, NJ 07302												
4.	OTT, JOSH & ELIZABETH A. 333 TENTH ST. JERSEY CITY, NJ 07302												
5.	SAVITSKY, ERIC & JACQUELINE 331 TENTH ST. JERSEY CITY, NJ 07302												
6.	JAY, CYNTHIA 329 TENTH ST. JERSEY CITY, NJ 07302												
7.	GEARY, AISHVARYA KRISHNAN & RICHARD 327 TENTH ST. JERSEY CITY, NJ 07302												
8.	GEARY, RICHARD 325 TENTH ST. JERSEY CITY, NJ 07302												
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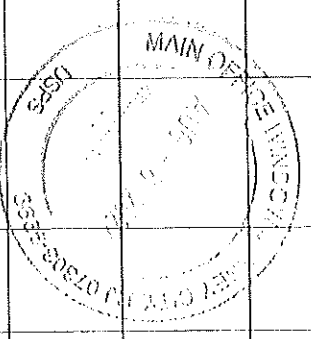
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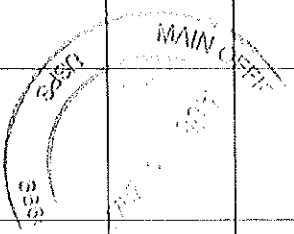
ARTICLE NUMBER	Address (Name, Street, City, State & Zip Code™)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
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2.	7022 0410 0002 1548 9021 DONENFELD, JONATHAN & KOERTE, ALEXANDRA 321 10TH ST. JERSEY CITY, NJ 07302												
3.	7022 0410 0002 1548 9045 HEPBURN, MARY M. 318 NINTH ST. JERSEY CITY, N.J. 07302												
4.	7022 0410 0002 1548 9052 ZATORSKI, MICHAEL & FALLON 320 NINTH ST. JERSEY CITY, N.J. 07302												
5.	7022 0410 0002 1548 9059 VIRK, NAVNEET S. & ANNA 322 9TH ST. JERSEY CITY, N.J. 07302												
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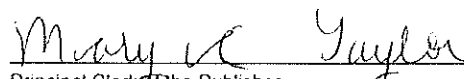
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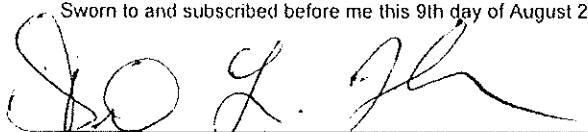
State of New Jersey,) ss

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 08/09/2022


Principal Clerk of the Publisher

Sworn to and subscribed before me this 9th day of August 2022


Notary Public

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50136252
My Commission Expires 09/08/2025

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

PLEASE TAKE NOTICE that on August 23, 2022, at 5:30 P.M., a public hearing will be held by the Jersey City Planning Board regarding the application of Newport Associates Development Company (the "Applicant"), under Case number P22-030, for the property located at 374 Tenth Street (t/k/a 535 Monmouth Street), Jersey City, New Jersey, which is also identified on the Jersey City tax maps as Block 6902, Lot 27, (the "Property"). The Property is located in the Transition District of the Jersey Avenue Tenth Street Redevelopment Plan Area.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on August 23, 2022 at 5:30 PM via Zoom, a web-based video conference application, or by telephone using the following:

You are invited to a Zoom webinar.
When: Aug 23, 2022 05:30 PM Eastern Time (US and Canada)
Topic: Planning Board Meeting - August 23, 2022

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/87993062711>

Or One tap mobile :
US: +13126266799,,87993062711# or
+16469313860,,87993062711#
Or Telephone:

Dial (for higher quality, dial a number based on your current 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
Webinar ID: 879 9306 2711

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

The Applicant is seeking preliminary and final major site plan approval in accordance with the Jersey Avenue Tenth Street Redevelopment Plan in order to construct a seven (7) story residential building containing 246 units, associated sidewalks, and retaining walls and a surface parking lot containing 222 onsite parking spaces.

Applicant may request any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as some 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.

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.

ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icn.org.

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

08/09/22

\$236.32