

**T R A N S M I T T A L**

**CONNELL FOLEY, LLP**  
**Harborside 5**  
**185 Hudson Street, Suite 2510**  
**Jersey City, NJ 07311-4029**  
**Telephone (201) 521-1000 / Facsimile (201) 521-0100**

September 9, 2021

To: Cameron Black, Senior Planner  
Division of City Planning  
Address: City Hall Annex  
1 Jackson Square, a/k/a 360 MLK Drive  
Jersey City, New Jersey 07305-3717

From: Patrick Conlon, Esq. /ja

**Applicant:** Tovaste Management LLC  
**Application for Minor Site Plan Approval**  
**Subject Property:** 483 Dr. Martin Luther King Jr. Drive Block 19501, Lot 267  
Jersey City, New Jersey

As you are aware, this firm represents the Applicant, Tovaste Management LLC, regarding the filing of its General Development Application for Minor Site Plan Approval. In support of my client's General Development Application, I am enclosing the following:

1. One (1) original Affidavit of Publication.

Please process the enclosed accordingly. All outstanding general development application documents have been requested under separate cover letters and will be filed with the Division of City Planning upon receipt.

If you have any questions concerning same, please do not hesitate to contact my office. Thank you.

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 09/03/2021**

*Mary C. Taylor*  
Principal Clerk of the Publisher

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

*Diana L. Hauser*  
Notary Public

DIANA L. HAUSER  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50136252  
My Commission Expires 09/03/2025

**NOTICE OF HEARING  
PURSUANT TO N.J.S.A. 40:55D-12  
FOR THE PROPERTY LOCATED AT  
483 DR. MARTIN LUTHER KING JR.  
DRIVE, JERSEY CITY, NEW JERSEY  
ALSO IDENTIFIED AS  
BLOCK 19501, LOT 26**

PLEASE TAKE NOTICE that an application has been filed by Tovaste Management LLC (the "Applicant") for minor site plan approval for the property located at 483 Dr. Martin Luther King Jr. Drive, Jersey City, New Jersey also known as Block 19501, Lot 26 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Neighborhood Mixed-Use (1) district of the Jackson Hill Redevelopment Plan (the "Redevelopment Plan") and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

The Property is an undersized parcel of approximately 786 square feet that is currently vacant. The Applicant proposes to develop a new four (4) story mixed-use building with three (3) residential units and ground floor commercial (the "Project").

In connection with the Project, while the Applicant is not requesting any specific variances or deviations, Applicant requests that the Planning Board grant any approvals, permits, deviations, 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 and processing of this application.

Any person interested in this application will have the opportunity to address the Planning Board at its Virtual Zoom meeting on Tuesday, September 14, 2021 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:  
<https://us02web.zoom.us/j/83626161841>

Call-in Number and Webinar ID#: You may also call in to access the meeting. All public users calling in must use: +1 929 205 6099 or +1 312 626 6799

Webinar ID: 836 2616 1841

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.

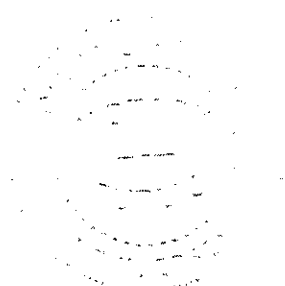
MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning). Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Zoning Board of Adjustment Secretary for assistance at the phone number or e-mail listed below.

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).

By: Charles J. Harrington, III  
Connell Foley LLP  
Attorney for the Applicant  
Tovaste Management, LLC  
201-521-1000

09/03/21

\$94.48



# **T R A N S M I T T A L**

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September 4, 2021

To: Cameron Black, Senior Planner  
Division of City Planning  
Address: City Hall Annex  
1 Jackson Square, a/k/a 360 MLK Drive  
Jersey City, New Jersey 07305-3717

From: Patrick Conlon, Esq. */ja*

**Applicant: Tovaste Management LLC**  
**Application for Minor Site Plan Approval**  
**Subject Property: 483 Dr. Martin Luther King Jr. Drive Block 19501, Lot 267**  
**Jersey City, New Jersey**

As you are aware, this firm represents the Applicant, Tovaste Management LLC, regarding the filing of its General Development Application for Minor Site Plan Approval. In support of my client's General Development Application, I am enclosing the following:

1. One (1) original Affidavit of Mailing with original stamped mailing list attached;
2. A copy of the Certified property list dated August 11, 2021 (original previously transmitted);
3. Copy of Applicant's legal ad (original Affidavit of Publication will be filed upon receipt); and
4. Public Notice.

Please process the enclosed accordingly. All outstanding general development application documents have been requested under separate cover letters and will be filed with the Division of City Planning upon receipt.

If you have any questions concerning same, please do not hesitate to contact my office. Thank you.


STATE OF NEW JERSEY)  
COUNTY OF HUDSON )ss:

483 Dr. Martin Luther King Jr. Drive, Jersey City, NJ  
Block 19501, Lot 26

attached lists, and in the

PATRICK CONLON, ESQ.  
Attorney for the Applicant  
Tovaste Management LLC

Sworn to and subscribed before me this  
31<sup>st</sup> day of August, 2021

  
Notary Public **JOAN C. ADAMS**  
A Notary Public of New Jersey  
My Commission No: 50005301  
My Commission Expires October 28, 2024



## 50 Certified Letters

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Patrick Conlon, Esq.  
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Harborside 5  
185 Hudson Street, Suite 2510  
Jersey City, NJ 07311

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1. P.S.E.&G  
80 PARK PLAZA  
NEWARK, NEW JERSEY 07102

7021 0350 0002 2619 1401

\$4.28

2. COMCAST CABLEVISION  
2121 KENNEDY BLVD.  
JERSEY CITY, NEW JERSEY 07305

7021 0350 0002 2619 1418

4. UNITED WATER COMPANY  
200 HOOK ROAD  
HARRINGTON PARK, NJ

7021 0350 0002 2619 1425

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

7021 0350 0002 2619 1432

8. VERIZON TELEPHONE  
540 BROAD STREET  
NEWARK, NEW JERSEY 07102

7021 0350 0002 2619 1449

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1. 7021 0350 0002 2619 1456  
VERIZON TELEPHONE  
9 GATES AVE., #2  
MONTCLAIR, NJ 07042-3399

2. 7021 0350 0002 2619 1456  
HUDSON COUNTY  
PLANNING BOARD CLERK  
DIVISION OF CITY PLANNING  
BERGEN SQUARE CENTER  
830 BERGEN AVE., SUITE 6A  
JERSEY CITY, NEW JERSEY 07306

3. 7021 0350 0002 2619 1456  
HUDSON COUNTY CLERK  
HUDSON COUNTY PLAZA  
257 CORNELISON AVENUE  
4TH FL.  
JERSEY CITY, NEW JERSEY 07302

4. 7021 0350 0002 2619 1456  
COMMISSIONER OF TRANSPORTATION  
NEW JERSEY DEPT. OF TRANSPORTATION  
1035 PARKWAY AVENUE  
P.O. BOX 600  
TRENTON, NEW JERSEY 08625

5. 7021 0350 0002 2619 1456  
SUEZ WATER  
25 TROY STREET  
JERSEY CITY, N.J. 07307

6. 7021 0350 0002 2619 1456  
SUEZ WATER  
25 TROY STREET  
JERSEY CITY, N.J. 07307

7. 7021 0350 0002 2619 1456  
SUEZ WATER  
25 TROY STREET  
JERSEY CITY, N.J. 07307

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BROOKLYN, NY 11219

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2.	7021 0350 0002 2619 1524	56 ATLANTIC STREET, J.C., LLC 250 GORGE RD., #23F CLIFFSIDE PARK, N.J. 07010									
3.											
4.	7021 0350 0002 2619 1517	CONTRERAS, ORLANDO & RIVERA, LIDIA 58 ATLANTIC ST. JERSEY CITY, NJ 07304									
5.											
6.	7021 0350 0002 2619 1531	DEGERMENCIOLU, HURMUS 215 HART BLVD. #6K STATEN ISLAND, N.Y. 10301									
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WILLIAMS, OLIVER & SHIRLEY  
62 ATLANTIC ST  
JERSEY CITY, NJ 07304

2.

HUDSON ATLANTIC REALTY, LLC  
424 OCEAN AVE.  
JERSEY CITY, NJ 07305

3.

7021 0350 0002 2619 1555

4.

BRAVER, LUZAR  
130 LEE AVE., # 646  
BROOKLYN, NY 11211

5.

7021 0350 0002 2619 1562

6. EVANS, JOHN BRIAN & MCCREARY, MARIE  
65 ATLANTIC ST.  
JERSEY CITY, NJ 07304

7021 0350 0002 2619 1579

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1. SKUPIEN, ALINA & ORTIZ, JEROME  
63 ATLANTIC ST.  
JERSEY CITY, NJ 07304

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2. 7021 0350 0002 2619 1586

3. 61A ATLANTIC STREET, LLC.  
61A ATLANTIC ST.  
JERSEY CITY, NJ 07304

4. 7021 0350 0002 2619 1593

5. BRUMFIELD, TASHA E.  
61 ATLANTIC STREET  
JERSEY CITY, NJ 07304

6. 7021 0350 0002 2619 1609

7. ADKE 2000, LLC  
54 ROCKLEDGE DR.  
LIVINGSTON, NJ 07039

8. 7021 0350 0002 2619 1616

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1.	CADET, PATRICE H. 57 ATLANTIC ST. JERSEY CITY, NJ 07304	\$4.28												
2.	7021 0350 0002 2619 1623													
3.														
4.	BANK OF AMERICA N.A. 7105 CORPORATE DRPTXB-209 PLANO, TX 75024													
5.	7021 0350 0002 2619 1630													
6.	53 ATLANTIC, LLC 1508 BURNET AVENUE #56 UNION, N.J. 07083													
7.	7021 0350 0002 2619 1647													
8.	KOHN, YOSEF 318 BRUCE ST. LAKEWOOD, NJ 08701													
	7021 0350 0002 2619 1654													

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1.	487 REALTY LLC 251 LEE AVE #2A BROOKLYN, NY 11206	\$4.28											
2.	7021 0350 0002 2619 1661												
3.	MSLR, LLC. 481 MARTIN LUTHER KING DR JERSEY CITY, NJ 07304												
4.	7021 0350 0002 2619 1678												
5.	HUDSON VENTURES, LLC 783 AVENUE C BAYONNE, NJ 07002												
6.	7021 0350 0002 2619 1685												
7.	OREO HOUSING, LLC 10 JEWETT AVE JERSEY CITY, NJ 07304												
8.	7021 0350 0002 2619 1692												

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ASR Fee  
ASRD Fee  
RD Fee  
RR Fee  
SC Fee  
SCRD Fee  
SH Fee

1. BALTIMORE, BLONDELL H. & SAMUEL  
475 M.L. KING DRIVE  
JERSEY CITY, NJ 07304

\$4.28

2. 7021 0350 0002 2619 1708

3. PAULINO, ARMANDO  
473 M.L. KING DR.  
JERSEY CITY, N.J. 07304

4. 7021 0350 0002 2619 1715

5. RAMOS, RICARDO  
144 UNION STREET  
JERSEY CITY, NJ 07304

6. 7021 0350 0002 2622 3171

7. GOODING, SANDRA T.  
9051 LEE DAVIS ROAD  
MECHANICSVILLE, VA 23116

8. 7021 0350 0000 6258 9882

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<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
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<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
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1.	MAHABIR LARRY SOOKDEO 9051 LEE DAVIS ROAD MECHANICVILLE RD, VA 23116	\$4.28											
2.	7021 0350 0000 6258 9899												
3.	CHAPMAN, DONALD 148-148.5 UNION STREET JERSEY CITY, N.J. 07304												
4.	7021 0350 0000 6258 9905												
5.	CHAPMAN, DONALD 148-148.5 UNION STREET JERSEY CITY, N.J. 07304												
6.	7021 0350 0000 6258 9912												
7.	GROSSBERG, EVON 150 UNION ST. JERSEY CITY, NJ 07304												
8.	7021 0350 0000 6258 9929												

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Patrick Conlon, Esq.  
Connell Foley LLP  
Harborside 5  
185 Hudson Street, Suite 2510  
Jersey City, NJ 07311

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<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
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<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
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1. BANKS, NORMA  
152 UNION ST.  
JERSEY CITY, N.J. 07304

\$4.28											
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2. 7021 0350 0000 6258 9936

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3. JERSEY HOLDINGS USA, LLC  
199 LEE AVE., #1015  
BROOKLYN, NY 11211

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4. 7021 0350 0000 6258 9943

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5. JERSEY HOLDINGS USA, LLC  
199 LEE AVE., #1015  
BROOKLYN, NY 11211

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6. 7021 0350 0000 6258 9950

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7. LUBIN, PERETZ  
1529 NEWPORT DR.  
LAKEWOOD, NJ 08701

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8. 7021 0350 0000 6258 9967

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Connell Foley LLP  
Harborside 5  
185 Hudson Street, Suite 2510  
Jersey City, NJ 07311

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<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

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1. BOARD OF EDUCATION OF J C  
346 CLAREMONT AVE.  
JERSEY CITY, N.J. 07305

\$4.28

2. 7021 0350 0000 6258 9974

3. AMIN, KAMAL  
49 EDWARDS CT  
BAYONNE, NJ 07002

4. 7021 0350 0000 6258 9981

5. J. VERICELLA & ANAI HOLDINGS, LLC.  
70811 WOODHAVEN BLVD.  
GLENDALE, NY 11385

6. 7021 0350 0000 6258 9998

7. J. VERICELLA & ANAI HOLDINGS, LLC.  
70811 WOODHAVEN BLVD.  
GLENDALE, NY 11385

8. 7021 0350 0000 6259 0000

9. 7021 0350 0000 6259 0000

Postmaster: Per (Name of receiving employee)

Total Number of Pieces Listed by Sender 4

Total Number of Pieces Received at Post Office 4

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483 MLK Drive, Jersey City NJ-BL 19501, Lot 26

Matter# 134133

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Firm Mailing Book For Accountable Mail

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Patrick Conlon, Esq.  
Connell Foley LLP  
Harborside 5  
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Jersey City, NJ 07311

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☒ Certified Mail  
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☐ Collect on Delivery (COD)  
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☐ Priority Mail  
☐ Priority Mail Express  
☐ Registered Mail  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

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USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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1. BOARD OF EDUCATION OF J C  
346 CLAREMONT AVE.  
JERSEY CITY, N.J. 07305

\$4.28

2. 7021 0350 0000 6258 9134

3. SALEM LAFAYETTE URN RNWL %W LORICO  
4 EXECUTIVE BLVD #100  
SUFFERN, NY 10901

4. 7021 0350 0000 6258 9141

5. J.C. DELIVERANCE CENTER  
131 UNION ST.  
JERSEY CITY, NJ 07304

6. 7021 0350 0000 6258 9158

7. SALEM LAFAYETTE URN RNWL %W LORICO  
4 EXECUTIVE BLVD #100  
SUFFERN, NY 10901

8. 7021 0350 0000 6258 9165

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# 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**

**August 11, 2021**

**PROPERTY LOCATION OF APPLICATION: 483 M.L. King Drive**

**BLOCK(S): 19501      LOT(S): 26**

**NAME OF APPLICANT: Charles J. Harrington, III, Esq.  
c/o Connell Foley, LLP  
Harborside 5  
185 Hudson Street, Suite 2510  
Jersey City, NJ 07311-4029**

**APPLICANT'S TELEPHONE #: (201) 521-1000**

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**

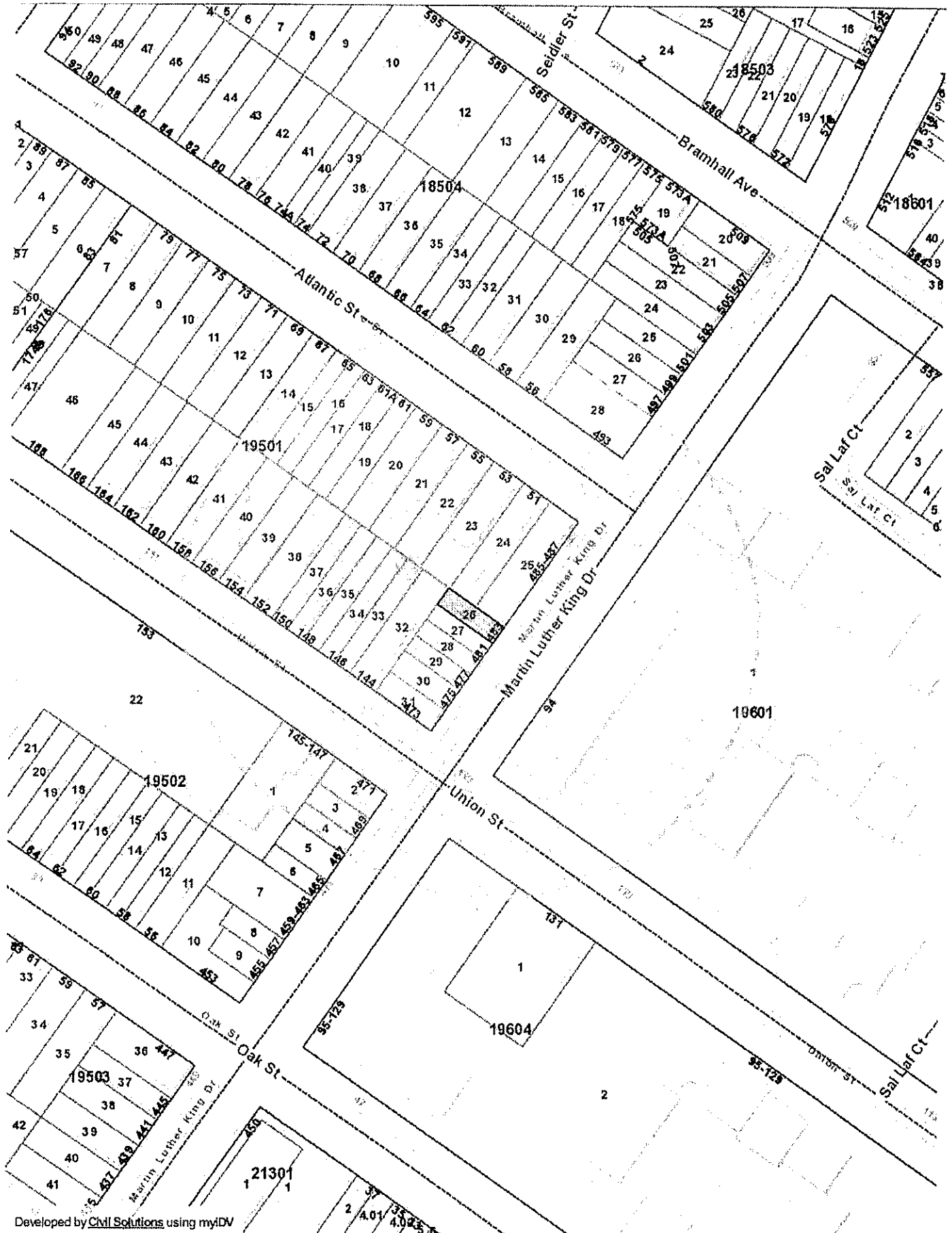
  
EDUARDO TOLOZA, City Assessor

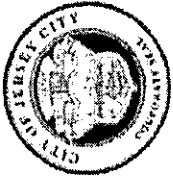
**Also be advised that the following companies must be notified:**

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 19501 - Lot 26

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

Property Location: 483 M.L. King Drive

Date: August 11, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
18504	28		493 M.L. KING DR.	493 MLK HOLDINGS, LLC.	4492 15TH AVE., STE 225	BROOKLYN, NY	11219
18504	29		56 ATLANTIC ST.	56 ATLANTIC STREET, J.C., LLC	250 GORGE RD., #23F	CLIFFSIDE PARK, N.J.	07010
18504	30		58 ATLANTIC ST.	CONTRERAS, ORLANDO & RIVERA, LIDIA	58 ATLANTIC ST.	JERSEY CITY, NJ	07304
18504	31		60 ATLANTIC ST.	DEGERMENCIOGLU, HURMUS	215 HART BLVD. #6K	STATEN ISLAND, N.Y.	10301
18504	32		62 ATLANTIC ST.	WILLIAMS, OLIVER & SHIRLEY	62 ATLANTIC ST	JERSEY CITY, N J	07304
19501	14		67 ATLANTIC ST.	HUDSON ATLANTIC REALTY, LLC	424 OCEAN AVE.	JERSEY CITY, NJ	07305
19501	15		65.5 ATLANTIC ST.	BRAVER, LUZAR	130 LEE AVE., # 646	BROOKLYN, NY	11211
19501	16		65 ATLANTIC ST.	EVANS, JOHN BRIAN & MCCREARY, MARIE	65 ATLANTIC ST.	JERSEY CITY, NJ	07304
19501	17		63 ATLANTIC ST.	SKUPIEN, ALINA & ORTIZ, JEROME	63 ATLANTIC ST.	JERSEY CITY, NJ	07304
19501	18		61A ATLANTIC ST.	61A ATLANTIC STREET, LLC.	61A ATLANTIC ST.	JERSEY CITY, NJ	07304
19501	19		61 ATLANTIC ST.	BRUMFIELD, TASHA E.	61 ATLANTIC STREET	JERSEY CITY, NJ	07304
19501	20		59 ATLANTIC ST.	ADKE 2000, LLC	54 ROCKLEDGE DR.	LIVINGSTON, NJ	07039
19501	21		57 ATLANTIC ST.	CADET, PATRICE H.	57 ATLANTIC ST.	JERSEY CITY, NJ	07304
19501	22		55 ATLANTIC ST.	BANK OF AMERICA N.A.	7105 CORPORATE DRPTXB-209	PLANO, TX	75024
19501	23		53 ATLANTIC ST.	53 ATLANTIC, LLC	1508 BURNET AVENUE #56	UNION, N.J.	07083
19501	24		51 ATLANTIC ST.	KOHN, YOSEF	318 BRUCE ST.	LAKEWOOD, NJ	08701
19501	25		485-487 M.L. KING DR.	487 REALTY LLC	251 LEE AVE #2A	BROOKLYN, NY	11206

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
19501	27		481 M.L. KING DR.	MSLR, LLC.	481 MARTIN LUTHER KING DR	JERSEY CITY, NJ	07304
19501	28		479 M.L. KING DR.	HUDSON VENTURES, LLC	783 AVENUE C	BAYONNE, NJ	07002
19501	29		477 M.L. KING DR.	OREO HOUSING, LLC	10 JEWETT AVE	JERSEY CITY, NJ	07304
19501	30		475 M.L. KING DR.	BALTIMORE, BLONDELL H. & SAMUEL	475 M.L. KING DRIVE	JERSEY CITY, NJ	07304
19501	31		473 M.L. KING DR.	PAULINO, ARMANDO	473 M.L. KING DR.	JERSEY CITY, N.J.	07304
19501	32		144 UNION ST.	RAMOS, RICARDO	144 UNION STREET	JERSEY CITY, NJ	07304
19501	33		146 UNION ST.	GOODING, SANDRA T.	9051 LEE DAVIS ROAD	MECHANICSVILLE, VA	23116
19501	34		146.5 UNION ST.	MAHABIR LARRY SOOKOEO	9051 LEE DAVIS ROAD	MECHANICSVILLE RD, VA	23116
19501	35		148 UNION ST.	CHAPMAN, DONALD	148-148.5 UNION STREET	JERSEY CITY, N.J.	07304
19501	36		148.5 UNION ST.	CHAPMAN, DONALD	148-148.5 UNION STREET	JERSEY CITY, N.J.	07304
19501	37		150 UNION ST.	GROSSBERG, EVON	150 UNION ST.	JERSEY CITY, NJ	07304
19501	38		152 UNION ST.	BANKS, NORMA	152 UNION ST.	JERSEY CITY, N.J.	07304
19501	39		154 UNION ST.	JERSEY HOLDINGS USA, LLC	199 LEE AVE., #1015	BROOKLYN, NY	11211
19501	40		156 UNION ST.	JERSEY HOLDINGS USA, LLC	199 LEE AVE., #1015	BROOKLYN, NY	11211
19501	41		158 UNION ST.	LUBIN, PERETZ	1529 NEWPORT DR.	LAKEWOOD, NJ	08701
19502	1		145-147 UNION ST.	BOARD OF EDUCATION OF J C	346 CLAREMONT AVE.	JERSEY CITY, N.J.	07305
19502	2		471 M.L. KING DR.	AMIN, KAMAL	49 EDWARDS CT	BAYONNE, NJ	07002
19502	3		469 M.L. KING DR.	J. VERICELLA & ANAI HOLDINGS, LLC.	70811 WOODHAVEN BLVD.	GLENDALE, NY	11385
19502	4		467.5 M.L. KING DR.	J. VERICELLA & ANAI HOLDINGS, LLC.	70811 WOODHAVEN BLVD.	GLENDALE, NY	11385
19502	22		153 UNION ST.	BOARD OF EDUCATION OF J C	346 CLAREMONT AVE.	JERSEY CITY, N.J.	07305
19601	1		94 UNION ST.	SALEM LAFAYETTE URN RNWL %W LORICO	4 EXECUTIVE BLVD #100	SUFFERN, NY	10901
19604	1		131 UNION ST.	J.C. DELIVERANCE CENTER	131 UNION ST.	JERSEY CITY, NJ	07304
19604	2		95-129 UNION ST.	SALEM LAFAYETTE URN RNWL %W. LORICO	4 EXECUTIVE BLVD #100	SUFFERN, NY	10901



493 MLK HOLDINGS, LLC.  
4492 15TH AVE., STE 225  
BROOKLYN, NY 11219

56 ATLANTIC STREET, J.C., LLC  
250 GORGE RD., #23F  
CLIFFSIDE PARK, N.J. 07010

CONTRERAS, ORLANDO & RIVERA, LIDIA  
58 ATLANTIC ST.  
JERSEY CITY, NJ 07304

DEGERMENCIOGLU, HURMUS  
215 HART BLVD. #6K  
STATEN ISLAND, N.Y. 10301

WILLIAMS, OLIVER & SHIRLEY  
62 ATLANTIC ST  
JERSEY CITY, N J 07304

HUDSON ATLANTIC REALTY, LLC  
424 OCEAN AVE.  
JERSEY CITY, NJ 07305

BRAVER, LUZAR  
130 LEE AVE., # 646  
BROOKLYN, NY 11211

EVANS,JOHN BRIAN & MCCREARY,MARIE  
65 ATLANTIC ST.  
JERSEY CITY, NJ 07304

SKUPIEN, ALINA & ORTIZ, JEROME  
63 ATLANTIC ST.  
JERSEY CITY, NJ 07304

61A ATLANTIC STREET, LLC.  
61A ATLANTIC ST.  
JERSEY CITY, NJ 07304

BRUMFIELD, TASHA E.  
61 ATLANTIC STREET  
JERSEY CITY, NJ 07304

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LIVINGSTON, NJ 07039

CADET, PATRICE H.  
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JERSEY CITY, NJ 07304

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PLANO, TX 75024

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JERSEY CITY, NJ 07304

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BAYONNE, NJ 07002

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10 JEWETT AVE  
JERSEY CITY, NJ 07304

BALTIMORE, BLONDELL H. & SAMUEL  
475 M.L. KING DRIVE  
JERSEY CITY, NJ 07304

PAULINO, ARMANDO  
473 M.L. KING DR.  
JERSEY CITY, N.J. 07304

RAMOS,RICARDO  
144 UNION STREET  
JERSEY CITY, NJ 07304

GOODING, SANDRA T.  
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MECHANICSVILLE, VA 23116

MAHABIR LARRY SOOKDEO  
9051 LEE DAVIS ROAD  
MECHANICVILLE RD, VA 23116

CHAPMAN, DONALD  
148-148.5 UNION STREET  
JERSEY CITY, N.J. 07304

CHAPMAN, DONALD  
148-148.5 UNION STREET  
JERSEY CITY, N.J. 07304

GROSSBERG, EVON  
150 UNION ST.  
JERSEY CITY, NJ 07304

BANKS, NORMA  
152 UNION ST.  
JERSEY CITY, N.J. 07304

JERSEY HOLDINGS USA, LLC  
199 LEE AVE., #1015  
BROOKLYN, NY 11211

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LUBIN, PERETZ  
1529 NEWPORT DR.  
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BOARD OF EDUCATION OF J C  
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AMIN, KAMAL  
49 EDWARDS CT  
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SALEM LAFAYETTE URN RNWL %W LORICO  
4 EXECUTIVE BLVD #100  
SUFFERN, NY 10901

J.C. DELIVERANCE CENTER  
131 UNION ST.  
JERSEY CITY, NJ 07304

SALEM LAFAYETTE URN RNWL %W. LORICO  
4 EXECUTIVE BLVD #100  
SUFFERN, NY 10901

**AD TEXT****Variance****NOTICE OF HEARING****PURSUANT TO N.J.S.A. 40:55D-12****FOR THE PROPERTY LOCATED AT****483 DR. MARTIN LUTHER KING JR. DRIVE, JERSEY CITY, NEW JERSEY****ALSO IDENTIFIED AS****BLOCK 19501, LOT 26**

PLEASE TAKE NOTICE that an application has been filed by Tovaste Management LLC (the "Applicant") for minor site plan approval for the property located at 483 Dr. Martin Luther King Jr. Drive, Jersey City, New Jersey also known as Block 19501, Lot 26 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Neighborhood Mixed-Use (1) district of the Jackson Hill Redevelopment Plan (the "Redevelopment Plan") and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

The Property is an undersized parcel of approximately 786 square feet that is currently vacant. The Applicant proposes to develop a new four (4) story mixed-use building with three (3) residential units and ground floor commercial (the "Project").

In connection with the Project, while the Applicant is not requesting any specific variances or deviations, Applicant requests that the Planning Board grant any approvals, permits, deviations, 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 and processing of this application.

Any person interested in this application will have the opportunity to address the Planning Board at its Virtual Zoom meeting on Tuesday, September 14, 2021 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:

<https://us02web.zoom.us/j/83626161841>

Call-in Number and Webinar ID#:

You may also call in to access the meeting. All public users calling in must use:  
+1 929 205 6099 or +1 312 626 6799

Webinar ID: 836 2616 1841

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](https://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](https://jerseycitynj.gov/planning). Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Zoning Board of Adjustment Secretary for assistance at the phone number or e-mail listed below.

ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@cnj.org](mailto:cityplanning@cnj.org).

By: Charles J. Harrington, III  
Connell Foley LLP  
Attorney for the Applicant  
Tovaste Management, LLC  
201-521-1000

09/03/21 \$94.48

**Related Categories: Notices and Announcements - Legal Notice**

**NOTICE OF HEARING  
PURSUANT TO N.J.S.A. 40:55D-12  
FOR THE PROPERTY LOCATED AT  
483 DR. MARTIN LUTHER KING JR.  
DRIVE, JERSEY CITY, NEW JERSEY  
ALSO IDENTIFIED AS  
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By: Charles J. Harrington, III  
Connell Foley LLP  
Attorney for the Applicant  
Tovaste Management, LLC  
201-521-1000

09/03/21

\$94.48

Published in *The Jersey Journal*, Published Online 9/2. Updated 9/2.



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**Any person interested in this application will have the opportunity to address the Planning Board at its Virtual Zoom meeting on Tuesday, September 14, 2021 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:**

<b>Zoom link to join meeting:</b>	<a href="https://us02web.zoom.us/j/83626161841">https://us02web.zoom.us/j/83626161841</a>
<b>Call-in Number and Webinar ID#:</b>	You may also call in to access the meeting. All public users calling in must use: +1 929 205 6099 or +1 312 626 6799  <b>Webinar ID: 836 2616 1841</b>

**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 person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Zoning Board of Adjustment Secretary for assistance at the phone number or e-mail listed below.

**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](mailto:cityplanning@jcnj.org).

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