### TRANSMITTAL

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

August 16, 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. Original Affidavit of Proof of Mailing/Service with original stamped mailing list attached;
- 2. Copy of the Certified list of property owners dated August 5, 2021;
- 3. A 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.

### AFFIDAVIT OF PROOF OF SERVICE/MAILING

STATE OF NEW JERSEY)
)ss:
COUNTY OF HUDSON )

**PATRICK CONLON, ESQ.,** of full age, being duly sworn according to law on his oath, deposes, and says that his office is located at Harborside 5, 185 Hudson Street, Suite 2510, in the City of Jersey City, in the County of Hudson, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Planning Board of the City of Jersey City and related to premises located at:

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

and on <u>August 12, 2021</u>, he gave written notice of the hearing on this application to each and all of the persons upon whom service must be provided, in the required form and according to the attached lists, and in the manner indicated thereon.

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

Sworn to and subscribed before me this 12<sup>th</sup> day of August, 2021

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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### CITY OF JERSEY CITY

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 5, 2021

PROPERTY LOCATION OF APPLICATION: 560 & 580 Marin Boulevard and 130-150 Twelfth Street

BLOCK(S) / LOT(S): 8901 / 1 & 2 and 7201 / 1

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.

CERTIFIED

EDUARDO TOLOZA, City Assessor

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

P.S.E.& G. COMCAST CABLEVISION UNITED WATER COMPANY JERSEY CITY M.U.A. VERIZON TELEPHONE 80 PARK PLAZA, NEWARK, NEW JERSEY 07102
2121 KENNEDY BLVD., JERSEY CITY, NJ 07305
200 HOOK ROAD, HARRINGTON PARK, NJ 07640
555 ROUTE 440, JERSEY CITY, NEW JERSEY 07305

540 BROAD STREET, NEWARK, NEW JERSEY 07102

### Buffer Report - Map

Jersey City 6002 6101 629 16th St 3 4 5 6 7102 16 15 7103 14 11 13 7202 6.12 7301 15th St 2.01 Grove St. 7104 Interstate 78 2702 Holland Tunia 2 Luis Munoz Marin Bivd. 7201 7301.01 8703 - 13th St-8901 2 8902 Interstate 78 Holland Tuni 2.01 ---- Provost St 7303 1 10 9 7 65 4 8804 Developed by Civil Solutions using myiDV 2 Developed by Civil Solutions, using myiDV



# CITY OF JERSEY CITY

Office of the City Assessor

Block & Lot listing of properties within 200 ft. radius of subject property. Subject Property: Block 8901 - Lots 1 & 2 and Block 7201 - Lot 1

Property Location: 560 & 580 Marin Blvd. and 130-150 Twelfth St.

Date: August 5, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7104	3		166 FOURTEENTH ST.	HOLLAND TUNNEL SERVICE CENTER, INC	597 MARIN BLVD.	JERSEY CITY, NJ	07302
7202	1		590 MARIN BLVD.	HESS RETL STORES%PROP.TAX DEPT.	539 S.MAIN ST.	FINDLAY, OH	45840
7202	2		125 EIGHTEENTH ST.	NEWPORT CENTRE%SIMON PROP TAX SERV	PO BOX 6120	INDIANAPOLIS, IN	46204
7203	-		236 PROVOST ST.	PORT AUTHORITY OF NY&NY	4 WTC-150 GREENWICH ST.	NEW YORK, NY	10007
7203	2		238-50 PROVOST ST.	NEW JERSEY DEPT. OF TREASURY	CN-039	TRENTON, NJ	08646
7203	3		FOURTEENTH ST	STATE OF NEW JERSEY	CN 229	TRENTON, NJ	08625
7203	5		124 THIRTEENTH ST.	PORT AUTHORITY OF NY & NJ	4 WTC- 150 GREENWICH ST.	NEW YORK, NY	10007
8703	2		165 FOURTEENTH ST.	PMG NEW JERSEY, LLC	2900 TELESTAR CT.	FALLS CHURCH, VA.	22042
8703	3		180 TWELFTH ST.	180 12TH STREET, LLC% HARTZ MOUNTAIN	400 PLAZA DR. PO BOX 1515	SECAUCUS, N.J.	07096
8802	2.01		175 TWELFTH ST.	HOLLAND MOTOR LODGE, INC.	204 FIRST AVE.	NEWARK, NJ	07107
8902	-		234 PROVOST ST.	PORT AUTHORITY OF N.Y & N.J.	4 WTC- 150 GREENWICH ST.	NEW YORK, NJ	10007



### AD TEXT

Legal In Column
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, August 24, 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: <a href="https://us02web.zoom.us/j/82563965036">https://us02web.zoom.us/j/82563965036</a>

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: 825 6396 5036

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 <a href="mailto:data.jerseycitynj.gov">data.jerseycitynj.gov</a>. 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 can be found on the Jersey City, Division of City Planning website at <a href="jerseycitynj.gov/planning.">jerseycitynj.gov/planning.</a> 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 <a href="mailto:cityplanning@jcnj.org">cityplanning@jcnj.org</a>.

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

08/14/21 \$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
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DRIVE, JERSEY CITY, NEW JERSEY
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By:Charles J. Harrington, III Connell Foley LLP Attorney for the Applicant Tovaste Management, LLC 201-521-1000

08/14/21

\$94.48

Published in The Jersey Journal, Published Online 8/13. Updated 8/13.

### 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

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

### TRANSMITTAL

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

August 16, 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. Original Affidavit of Publication dated August 14, 2021; and
- 2. Original Property list dated August 11, 2021...

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.

### Jersey Journal

AD#: 0010064787

Total

\$94.48

State of New Jersey,) ss County of Union)

"JERSEY JOURNAL ""

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 08/14/2021

Principal Clerk of the Publisher

Swom to and subscribed before me this 16th day of August 2021

Notary Public

DIANA L. HAUSER NOTARY PUBLIC OF NEW JERSEY Commission # 50138252 My Commission Expires 09/08/2025

NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
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By:Charles J. Harrington, III Connell Foley LLP Attorney for the Applicant Tovaste Management, LLC 201-521-1000

08/14/21

\$94.48



### **CITY OF JERSEY CITY**

### 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.

CERTIFIED

EDUARDO TOLOZA, City Assessor

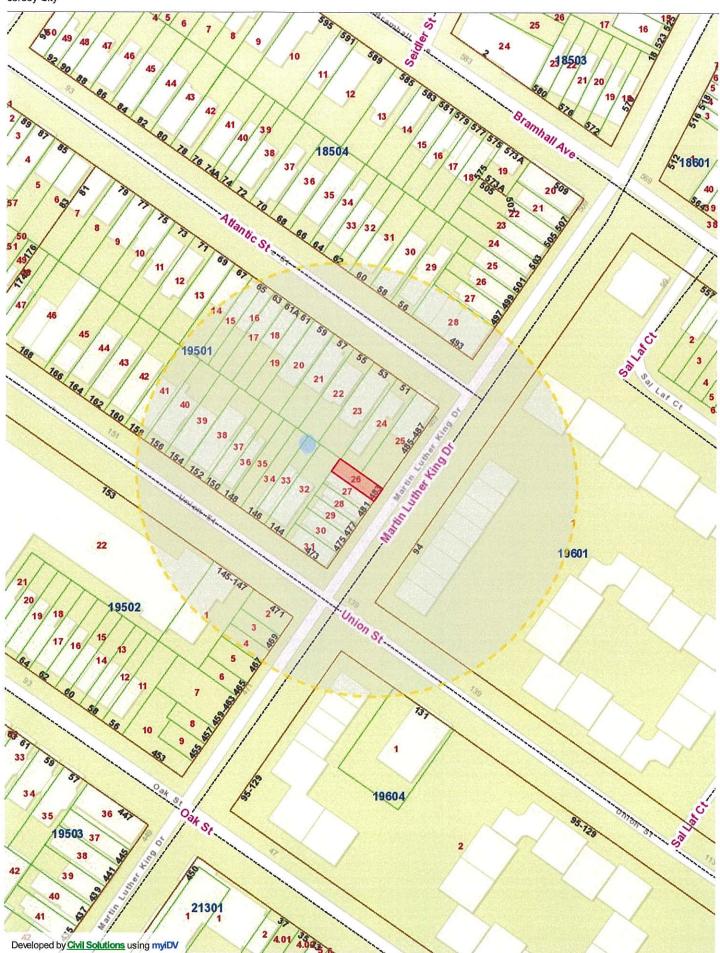
### Also be advised that the following companies must be notified:

P.S.E.& G. COMCAST CABLEVISION UNITED WATER COMPANY JERSEY CITY M.U.A. VERIZON TELEPHONE 80 PARK PLAZA, NEWARK, NEW JERSEY 07102 2121 KENNEDY BLVD., JERSEY CITY, NJ 07305

200 HOOK ROAD, HARRINGTON PARK, NJ 07640

ROUTE 440, JERSEY CITY, NEW JERSEY 07305BROAD STREET, NEWARK, NEW JERSEY 07102

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

ZIP CODE	07304	07002	07304	07304	07304	07304	23116	23116	07304	07304	07304	07304	11211	11211	08701	07305	07002	11385	11385	07305	10601	07304	10601
CITY / STATE	JERSEY CITY, NJ	BAYONNE, NJ	JERSEY CITY, NJ	JERSEY CITY, NJ	JERSEY CITY, N.J.	JERSEY CITY, NJ	MECHANICSVILLE, VA	MECHANICVILLE RD, VA	JERSEY CITY, N.J.	JERSEY CITY, N.J.	JERSEY CITY, NJ	JERSEY CITY, N.J.	BROOKLYN, NY	BROOKLYN, NY	LAKEWOOD, NJ	JERSEY CITY, N.J.	BAYONNE, NJ	GLENDALE, NY	GLENDALE, NY	JERSEY CITY, N.J.	SUFFERN, NY	JERSEY CITY, NJ	SUFFERN, NY
MAILING ADDRESS	481 MARTIN LUTHER KING DR	783 AVENUE C	10 JEWETT AVE	475 M.L. KING DRIVE	473 M.L. KING DR.	144 UNION STREET	9051 LEE DAVIS ROAD	9051 LEE DAVIS ROAD	148-148.5 UNION STREET	148-148.5 UNION STREET	150 UNION ST.	152 UNION ST.	199 LEE AVE., #1015	199 LEE AVE., #1015	1529 NEWPORT DR.	346 CLAREMONT AVE.	49 EDWARDS CT	70811 WOODHAVEN BLVD.	70811 WOODHAVEN BLVD.	346 CLAREMONT AVE.	4 EXECUTIVE BLVD #100	131 UNION ST.	4 EXECUTIVE BLVD #100
OWNERS NAME	MSLR, LLC.	HUDSON VENTURES, LLC	OREO HOUSING, LLC	BALTIMORE, BLONDELL H. & SAMUEL	PAULINO, ARMANDO	RAMOS,RICARDO	GOODING, SANDRA T.	MAHABIR LARRY SOOKDEO	CHAPMAN, DONALD	CHAPMAN, DONALD	GROSSBERG, EVON	BANKS, NORMA	JERSEY HOLDINGS USA, LLC	JERSEY HOLDINGS USA, LLC	LUBIN, PERETZ	BOARD OF EDUCATION OF J C	AMIN, KAMAL	J. VERICELLA & ANAI HOLDINGS, LLC.	J. VERICELLA & ANAI HOLDINGS, LLC.	BOARD OF EDUCATION OF J C	SALEM LAFAYETTE URN RNWL %W LORICO	J.C. DELIVERANCE CENTER	SALEM LAFAYETTE URN RNWL %W. LORICO
PROPERTY LOCATION	481 M.L. KING DR.	479 M.L. KING DR.	477 M.L. KING DR.	475 M.L. KING DR.	473 M.L. KING DR.	144 UNION ST.	146 UNION ST.	146.5 UNION ST.	148 UNION ST.	148.5 UNION ST.	150 UNION ST.	152 UNION ST.	154 UNION ST.	156 UNION ST.	158 UNION ST.	145-147 UNION ST.	471 M.L. KING DR.	469 M.L. KING DR.	467.5 M.L. KING DR.	153 UNION ST.	94 UNION ST.	131 UNION ST.	95-129 UNION ST.
QUAL																							
LOT	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	-	2	3	4	22	-	_	2
BLOCK	19501	19501	19501	19501	19501	19501	19501	19501	19501	19501	19501	19501	19501	19501	19501	19502	19502	19502	19502	19502	19601	19604	19604