

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY)
COUNTY OF HUDSON) ss

On March 11, 2022, Stephen Joseph, Esq., of full age, being duly sworn according to law, deposes and says, that he works at Castano Quigley Cherami LLC in the City of Jersey City, County of Hudson, and State of New Jersey that he is the applicant's Attorney in a proceeding before the Planning Board of the City of Jersey City, New Jersey related to premises located at:

297-301 First Street

Block: 12702 Lot: 1

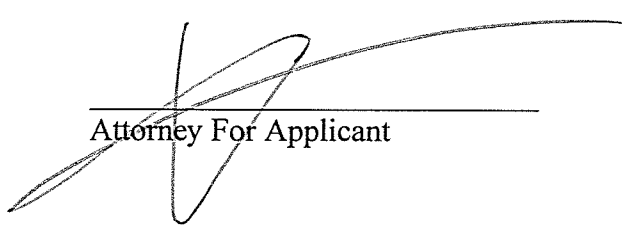
On March 11, 2022, Stephen Joseph, Esq. gave written notice of this application to those upon whom notice must be served in the manner prescribed by law. Attached hereto are the following exhibits demonstrating service was given as described:

Exhibit A – Notice of Hearing

Exhibit B – Certified List of Property Owners

Exhibit C – Proof of Service

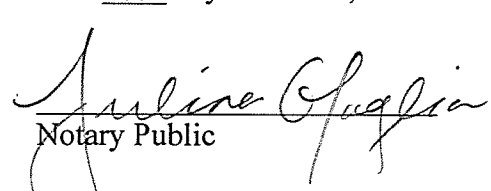
Exhibit D – Affidavit of Publication



Attorney For Applicant

Sworn to and Subscribed before me

This 11 day of March, 2022



Notary Public

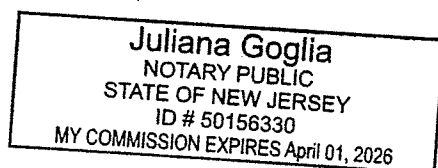


EXHIBIT A
NOTICE OF HEARING

NOTICE OF HEARING
P21-158

Please be advised that this notice is being provided pursuant to N.J.S.A. 40:55D-12 to inform you that an Application(s) for:

Minor Subdivision approval in the NC zone with C variances for (i) **Minimum Lot Size** where 2,500 square feet is required, 3,750 square feet is existing, and proposed lot 1.01 will have 1,550 square feet of site area and proposed lot 1.02 will have 2,200 square feet of site area, (ii) **Minimum Lot Depth** where 100 feet is required, 75 feet exists, and proposed lot 1.01 will have 50 feet of depth, and proposed lot 1.02 will have 50 feet of depth, (iii) **Minimum Rear Yard Setback** where 15 feet is required, 49 feet exists, and proposed lot 1.01 will have 0 feet of rear yard setback, **and** any other variance(s) the Board may deem as required, has been filed with the Jersey City **Planning Board** for property located at:

297 – 301 First Street
Jersey City, NJ

And according to the Jersey City Tax Map, also known as: Block(s) **12702** Lot(s) **1**

The purpose of this application is to:

Subdivide the existing 75 feet x 50 feet lot into one 44 feet x 40 feet lot and one 31 feet by 50 feet lot in the Neighborhood Commercial District, with the existing 4-story mixed use building to be maintained.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of March 22, 2022 at 05:30 PM Eastern Time via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/82541660971> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: **825 4166 0971**

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning> Application materials including digital plans are available on the Jersey City Data Portal by searching for the address or case number. Links to agendas and plans are also available on the City Planning website and data portal: <https://data.jerseycitynj.gov/pages/home-page/>

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

By: Stephen Joseph
Castano Quigley Cherami LLC
Attorney for the Applicant (201) 413-9000

EXHIBIT B
CERTIFIED LIST OF PROPERTY OWNERS



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

March 7, 2022

PROPERTY LOCATION OF APPLICATION: 297-301 First Street

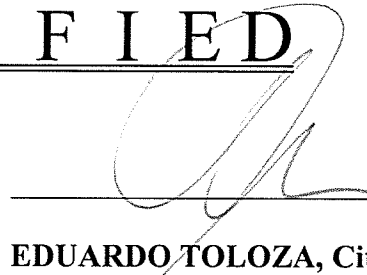
BLOCK(S): 12702 LOT(S): 1

NAME OF APPLICANT: Castano Quigley Cherami, LLC
236A Newark Avenue
Jersey City, NJ 07302

APPLICANT'S TELEPHONE #: (201) 413-9000

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

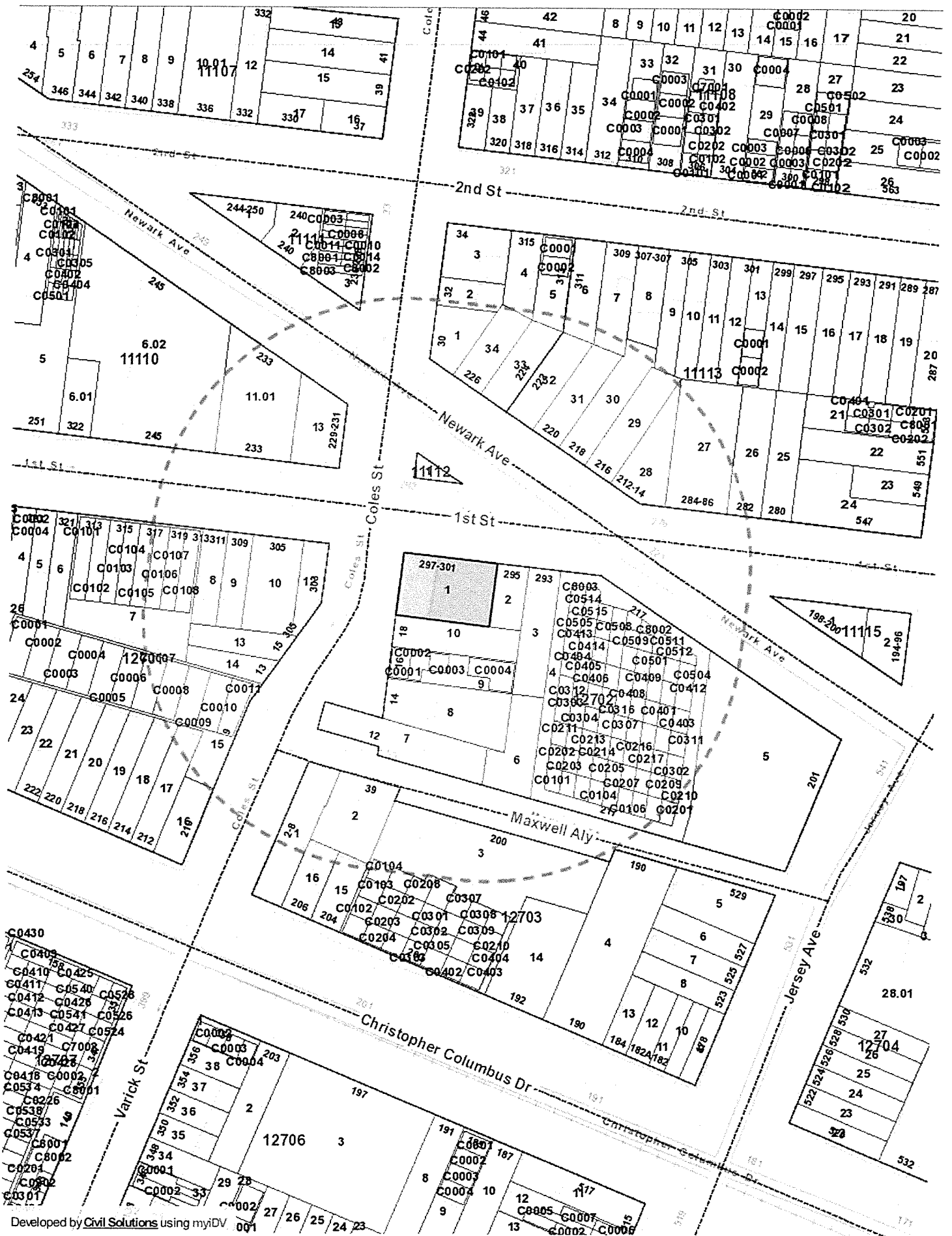
3/7/22

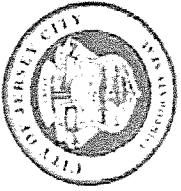
Also be advised that the following companies must be notified:

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 12702 - Lot 1

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

Property Location: 297-301 First Street

Date: March 7, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11110	6.02		245 NEWARK AVE.	VILLAGE GREEN ESTATES, LLC.	345 TENTH ST.	JERSEY CITY, NJ	07302
11110	11.01		233 NEWARK AVE.	233-237 NEWARK AVENUE, LLC	309 FIFTH ST	JERSEY CITY, NJ	07302
11110	13		229-231 NEWARK AVE.	NEW STAR LEE, INC.	27 BOLAND DR	W. ORANGE, NJ	07052
11111	3		236-238 NEWARK AVE.	NEWARK TERRRACE CONDOMINIUM ASSOCIA	236-238 NEWARK AVE.	JERSEY CITY, NJ	07302
11112	1		225 NEWARK AVE.	BARZOLA, MILTON	225 NEWARK AVE.	JERSEY CITY, NJ	07302
11113	1		30 COLES ST.	FOREVER LUCKY CORPORATION	1021 GILLIS PLACE	SECAUCUS, N.J.	07094
11113	2		32 COLES ST.	DAO, HANH & DAO PHUNG THU HUONG	32 COLES STREET	JERSEY CITY, N.J.	07302
11113	4		315 SECOND ST.	GROGAN, ROBERT T JR.	315 SECOND ST.	JERSEY CITY, NJ	07302
11113	5		313 SECOND ST.	313 SECOND ST. CONDOMINIUM ASSOCIAT	313 SECOND ST.	JERSEY CITY, NJ	07302
11113	6		311 SECOND ST.	WANG, XUE RU	1001 CLINTON ST. APT 4E	HOBOKEN, N.J.	07030
11113	7		309 SECOND ST.	WONG, J.C. DUANN, Y.C. & WU, S.L.	309 2ND STREET	JERSEY CITY, N.J.	07302
11113	9		305.5 SECOND ST.	TAHI, LLC	25 MURRAY STREET APT 10C	NEW YORK, NY	10007
11113	26		282 FIRST ST.	LMP REALTY, LLC.	295 NEWARK AVE.	JERSEY CITY, NJ	07302
11113	27		284-86 FIRST ST.	P & M VENTURES, LLC	286 FIRST ST.	JERSEY CITY, NJ	07302
11113	28		212-14 NEWARK AVE.	STATEWIDE SAV. % SOVEREIGN BANK	P.O. BOX 12646	READING, PA	19612
11113	29		216 NEWARK AVE.	216 NEWARK AVENUE, LLC	147 WEST 40TH ST.	NEW YORK CITY, N.Y.	10018
11113	30		218 NEWARK AVE.	216 NEWARK AVENUE, LLC	147 W 40TH ST	NEW YORK, NY	10018

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11113	31		220 NEWARK AVE.	CALEGARI, HELIO & CHICONELLI, R.L.	207 PEMBROOK RD.	MOUNTAINSIDE, NJ	07092
11113	32		222 NEWARK AVE.	CHICONELLI, ADALBERTO	224 NEWARK AVE.	JERSEY CITY, N.J.	07302
11113	33		224 NEWARK AVE.	CHICONELLI, ADALBERTO	224 NEWARK AVE.	JERSEY CITY, N.J.	07302
11113	34		226 NEWARK AVE.	VU, THIEN DAC & NGUYEN, HOA THI	196 SIXTH ST.	JERSEY CITY, N.J.	07302
12701	7		313 FIRST ST.	313-319 FIRST ST.CONDOMINIUM ASSOCI	313 FIRST ST.	JERSEY CITY, NJ	07302
12701	8		311 FIRST ST.	VILLAGE TOWNHOUSE ESTS.C/O MOCCO	343-45 10TH ST.	JERSEY CITY, N.J.	07302
12701	9		309 FIRST ST.	VILLAGE TOWNHOUSE ESTS.C/O MOCCO	343-45 10TH ST.	JERSEY CITY, N.J.	07302
12701	10		305 FIRST ST.	VILLAGE TOWNHOUSE ESTS.C/O MOCCO	343-45 10TH ST.	JERSEY CITY,N. J.	07302
12701	12		303 FIRST ST.	303 FIRST ST., LLC	345 10TH ST.	JERSEY CITY, NJ	07302
12701	13		15 COLES ST.	MARTENSON, FREDRIC & NERISSA	69 VAN REYVEN ST.	JERSEY CITY, NJ	07306
12701	14		13 COLES ST.	CARLTON URF LLC., C/O PRO RES FUND	200 HUDSON ST., STE 1000	JERSEY CITY, NJ	07311
12701	15		9 COLES ST.	BATH HOUSE CONDOMINIUM ASSOCIATION,	9 COLES ST.	JERSEY CITY, NJ	07302
12701	16		210 COLUMBUS DR.	CORREA,LUIS & GLORIA	210 CHRIST COLUMBUS DR	JERSEY CITY, N.J.	07302
12701	17		212 COLUMBUS DR.	212 CHRISTOPHER COLUMBUS, LLC	380 5TH STREET	JERSEY CITY, NJ	07302
12701	18		214 COLUMBUS DR.	GRACY-FRYE, MONISA & VALENTINO	214 CHRSTOPHER COLUM DR.	JERSEY CITY, NJ	07302
12702	2		295 FIRST ST.	CAPORALE, ANTHONY, & JOSEPHINE	295 FIRST ST.	JERSEY CITY, N.J.	07302
12702	3		293 FIRST ST.	MARINA EDITHER HUTE REVOCABLE TRUST	951 BRICKELL AVE,APT#2604	MIAMI, FL	33131
12702	4		217 NEWARK AVE.	SAFFRON CONDOMINIUM ASSOCIATION, IN	217 NEWARK AVE.	JERSEY CITY, NJ	07302
12702	5		201 NEWARK AVE.	201 NEWARK AVE PREOPERTY, LLC.	537 NORTH AVE.	PLAINFIELD, NJ	07060
12702	6		MAXWELL ST.	HUETE, FRANK J & MARINA	8425 S.W.200 TERRACE	MIAMI, FLA.	33189
12702	7		12 COLES ST.	KNP REALTY, INC.	69 JOHNSON DRIVE	NEW PROVIDENCE, N.J	07974
12702	8		14 COLES ST.	OGBONNA, CHUKWUNONSO	14 COLES ST.	JERSEY CITY, NJ	07302
12702	9		16 COLES ST.	COLES CONDOMINIUM ASSOCIATION	16 COLES ST.	JERSEY CITY, NJ	07302
12702	10		18 COLES ST	PENTECOSTAL CHURCH JOHN 3:16	18 COLES ST.	JERSEY CITY, NJ	07302
12703	1		2-8 COLES ST.	208CCJCLLC, LLC.	809 RIVER AVE.	LAKewood, NJ	08701

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
12703	2		39 MAXWELL ST.	MAXWELL ALLEY LLC	85 DELANCY ST.	NEW YORK, NY	10002
12703	3		200 COLUMBUS DR.	CHRISTOPHER CONDOMINIUM ASSOCIATION	200 COLUMBUS DR.	JERSEY CITY, NJ	07302
12703	15		204 COLUMBUS DR.	NGUYEN, CATHY & THOMAS	278 SECOND ST.	JERSEY CITY, N.J.	07302
12703	16		206 COLUMBUS DR.	SINGH, KANWAR	8 EMERALD VALLEY LANE	BASKING RIDGE, NJ	07920

EXHIBIT C
PROOF OF SERVICE
CERTIFIED RECEIPTS

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NEWARK, NJ 07102

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First
Street

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555 ROUTE 440
JERSEY CITY, NJ 07305

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COMCAST CABLEVISION
2121 KENNEDY BLVD.
JERSEY CITY, NJ 07305

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VERIZON TELEPHONE
540 BROAD STREET
NEWARK, NJ 07102

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UNITED WATER COMPANY
200 HOOK ROAD
HARRINGTON PARK, NJ 07640

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VILLAGE GREEN ESTATES, LLC.
345 TENTH ST.
JERSEY CITY, NJ 07302

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233-237 NEWARK AVENUE, LLC
309 FIFTH ST
JERSEY CITY, NJ 07302

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BARZOLA, MILTON
225 NEWARK AVE.
JERSEY CITY, NJ 07302

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NEW STAR LEE, INC.
27 BOLAND DR
W. ORANGE, NJ 07052

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FOREVER LUCKY CORPORATION
1021 GILLIS PLACE
SECAUCUS, N.J. 07094

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MARK TERRACE CONDOMINIUM ASSOCIA
238 NEWARK AVE.
JERSEY CITY, NJ 07302

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DAO, HANH & DAO PHUNG THU HUONG
32 COLES STREET
JERSEY CITY, N.J. 07302

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GROGAN, ROBERT T JR.
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WONG, J.C. DUANN, Y.C. & WU, S.L.
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 JERSEY CITY, N.J. 07302

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TAH1, LLC
 25 MURRAY STREET APT 10C
 NEW YORK, NY 10007

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ANG, XUE RU
 1 CLINTON ST. APT 4E
 BOKEN, N.J. 07030

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LMP REALTY, LLC.
 295 NEWARK AVE.
 JERSEY CITY, NJ 07302

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P & M VENTURES, LLC
 286 FIRST ST.
 JERSEY CITY, NJ 07302

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216 NEWARK AVENUE, LLC
 147 W 40TH ST
 NEW YORK, NY 10018

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 READING, PA 19612

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Notice Content

NOTICE OF HEARING P21-158 Please be advised that this notice is being provided pursuant to N.J.S.A. 40:55D-12 to inform you that an Application(s) for: Minor Subdivision approval in the NC zone with C variances for (i) Minimum Lot Size where 2,500 square feet is required, 3,750 square feet is existing, and proposed lot 1.01 will have 1,550 square feet of site area and proposed lot 1.02 will have 2,200 square feet of site area, (ii) Minimum Lot Depth where 100 feet is required, 75 feet exists, and proposed lot 1.01 will have 50 feet of depth, and proposed lot 1.02 will have 50 feet of depth, (iii) Minimum Rear Yard Setback where 15 feet is required, 49 feet exists, and proposed lot 1.01 will have 0 feet of rear yard setback, and any other variance(s) the Board may deem as required, has been filed with the Jersey City Planning Board for property located at: 297 301 First Street Jersey City, NJ And according to the Jersey City Tax Map, also known as: Block(s) 12702 Lot(s) 1 The purpose of this application is to: Subdivide the existing 75 feet x 50 feet lot into one 44 feet x 40 feet lot and one 31 feet by 50 feet lot in the Neighborhood Commercial District, with the existing 4-story mixed use building to be maintained. Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of March 22, 2022 at 05:30 PM Eastern Time via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/82541660971> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 825 4166 0971 The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning> Application materials including digital plans are available on the Jersey City Data Portal by searching for the address or case number. Links to agendas and plans are also available on the City Planning website and data portal: <https://data.jerseycitynj.gov/pages/home-page/> 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 By: Stephen Joseph Castano Quigley Cherami LLC Attorney for the Applicant (201) 413-9000 03/12/22 \$84.95

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